



STANFORDS

£2,000 PCM

This well-presented two-storey rental property on Lullingstone Lane, SE13 offers modern, flexible living with excellent indoor and outdoor space.

The ground floor comprises a bright open-plan kitchen and living area, ideal for everyday living and entertaining, with Bi-fold doors leading directly to a private garden. A convenient ground-floor W/C is also located on this level. The mediterranean-style garden further benefits from a garden office space, perfect for home working, a studio, or additional storage.

The first floor hosts two well-proportioned bedrooms along with a family bathroom, providing comfortable and well-laid-out accommodation.

Benefitting from two private off-road parking spaces and convenient public transport links into central London, this property would suit professionals, couple, or small families looking for a modern home with the added benefit of private outdoor space, a dedicated work-from-home area.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- **Private Garden with Office Space**
- **Two Bedrooms**
- **Open Plan Kitchen & Living Room**
- **Bathroom & W/C**
- **Total Area - 650sqft**
- **Two off-road parking spaces**

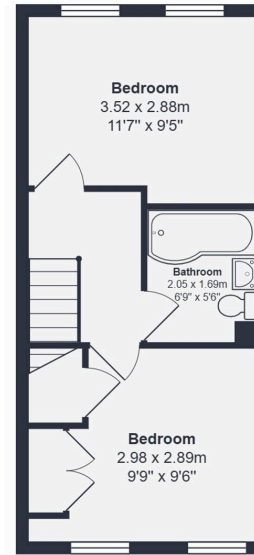








Ground Floor



First Floor

Total Area: 60.4 m² ... 650 ft² (excluding Garden Room)

Drawn for Stanfords Sales & Lettings
This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.



GROUND FLOOR

WC

4' 9" x 3' 1" (1.44m x 0.93m)

Light, toilet, Sink, combi boiler.

Open Plan Kitchen & Living Room

26' 8" x 11' 7" (8.12m x 3.52m)

Living room: Spotlights, window doors opening to garden, storage units and shelving, wood floor.

Kitchen: Spotlights, pendant light, matching counter and wall units, integrated dishwasher, washer/dryer, fridge/freezer, oven, microwave, pull out pantry, wine cooler, sink basin with mixer tap, breakfast bar seating space, wood floor.

FIRST FLOOR

Bedroom

9' 9" x 9' 6" (2.98m x 2.89m)

Pendant light, windows, radiator, wardrobe and storage space, wood floor.

Bedroom

11' 7" x 9' 5" (3.52m x 2.88m)

Pendant light, windows, radiator, carpet.

Bathroom

6' 9" x 5' 7" (2.05m x 1.69m)

Spotlights, tiled walls, splash back tile, hidden cistern toilet, sink unit with mixer tap, bath tub with shower head and mixer taps, cupboard storage, heated towel rack, floor.

OUTSIDE

Garden Office

Spotlights, storage, underfloor heating, wood floor.





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