



STANFORDS

Pascoe Road, London  
£2,500 pcm

Situated on the sought-after road in SE13, this well-proportioned three-storey home offers generous living space, versatile accommodation and a private garden – ideal for families or professional sharers.

The ground floor features a bright reception room to the front, along with a separate dining room, ideal for entertaining. To the rear, a fitted kitchen provides access to a light-filled conservatory, offering additional living space and direct access to the private garden.

On the first floor are two well-proportioned double bedrooms and a third smaller bedroom, ideal as a study or nursery. The bathroom is also located on this level, with a separate toilet conveniently positioned next door.

The second floor comprises a spacious bedroom with useful eaves storage and a modern shower room, creating an excellent principal suite or private top-floor retreat.

Located within easy reach of local amenities, schools and conveniently located just 0.4 miles from Hither Green Station, offering excellent transport links into Central London.

Available to rent – enquire now to arrange a viewing.

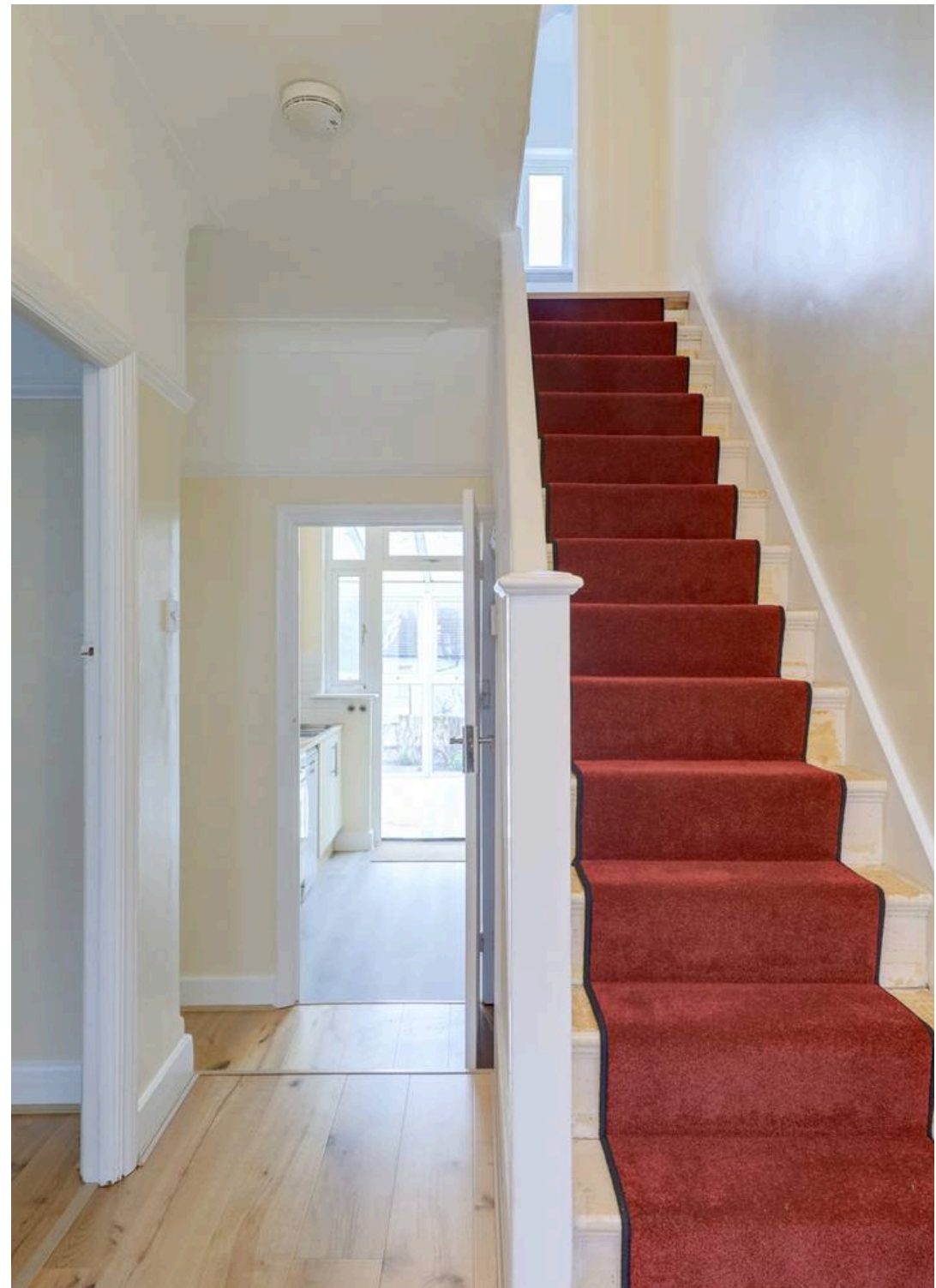
**Council Tax band: C**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: D**

**EPC Environmental Impact Rating:**

- **Four Bedrooms**
- **Conservatory**
- **Separate Dining Room**
- **Eaves Storage**
- **Total Area - 1435sqft**

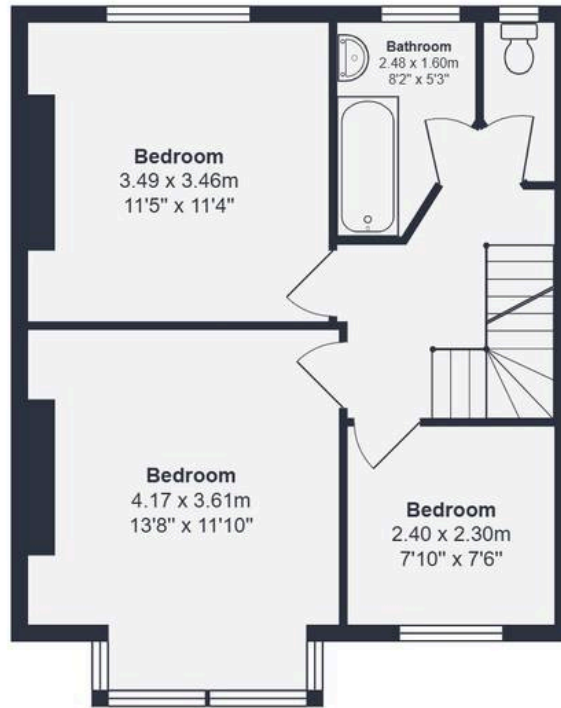








**Ground Floor**



**First Floor**



**Second Floor**

Total Area: 133.3 m<sup>2</sup> ... 1435 ft<sup>2</sup> (excluding eaves storage)

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

### Reception Room

13' 9" x 12' 9" (4.18m x 3.88m)

Pendant light, bay window, radiator, fireplace, shelving, wood floor.

### Kitchen

9' 1" x 8' 2" (2.77m x 2.50m)

Pendant light, window/door, half tile walls, matching base and wall units, oven and hob, fridge/freezer, dishwasher, sink with mixer tap, wood floor.

### Dining Room

12' 3" x 11' 6" (3.74m x 3.50m)

Pendant light, window, door to conservatory, fireplace, wood floor.

### Conservatory

19' 5" x 9' 10" (5.92m x 3.00m)

Windows, radiator, washing machine, wood floor.

## FIRST FLOOR

### Bedroom

7' 10" x 7' 7" (2.40m x 2.30m)

Pendant light, window, radiator, wood floor.

### Bedroom

13' 8" x 11' 10" (4.17m x 3.61m)

Pendant light, bay window, radiator, shelving, wood floor.

### Bedroom

11' 5" x 11' 4" (3.49m x 3.46m)

Pendant light, window, radiator, shelving, wood floor.





### **Bathroom**

8' 2" x 5' 3" (2.48m x 1.60m)

Ceiling light, window, tile walls, sink basin, bath tub with glass divider and shower head, wood floor. Separate toilet next door, ceiling light, window, tile walls, wood floor.

### **SECOND FLOOR**

#### **Bedroom**

16' 5" x 10' 10" (5.00m x 3.31m)

Ceiling light, skylight, window, radiator, eaves storage, wood floor.

#### **Shower Room**

6' 1" x 5' 4" (1.86m x 1.62m)

Ceiling light, window, sink basin unit with mixer tap, splashback tile, toilet, walk-in shower, wood floor.







STANFORDS