



56 Lonsdale Close, London, SE9 4HF

£1,100 Per month

OPEN HOUSE ON SATURDAY 10TH JANUARY 2015. VIEWINGS STRICTLY BY APPOINTMENT ONLY. * Two Double Bedroom House * Large Reception * White Goods Included * Close to Local Schools * Positioned Between Grove Park & Mottingham Stations * Private Garden * No DSS * Unfurnished * Call to Book Your Appointment to View!!



Storm Porch

Storage cupboard housing gas meter.

Entrance Hall

Laminate flooring. Radiator. Telephone point. Virgin media point. Front door. Stair case. Doors to:

Kitchen

13'8 x 6'4 (4.17m x 1.93m)

Laminate flooring. Window to front. Matching range of wall and base units with work top over. Integrated electric oven. Gas hob with extractor over. Space for washing machine. Dishwasher. Fridge & freezer. Boiler. Local tiling. One and a half bowl stainless steel sink unit with mixer tap and drainer.

Lounge/Diner

12'7 x 19'4 at widest points (3.84m x 5.89m at widest points)

Laminate flooring. Double glazed sliding doors to conservatory. Two radiators. Under stairs storage cupboard housing electric meter and fuse board.

Conservatory

10'1 x 7'8 (3.07m x 2.34m)

Tiled flooring. Sliding double doors to garden. Windows surround.

Landing

Carpet. Two storage cupboards. Airing cupboard. Access to loft. Doors to:

Master Bedroom

10'6 x 12'8 (3.20m x 3.86m)

Laminate flooring. Two windows to rear. Radiator. Storage cupboard.

Bedroom Two

10' x 12'7 (3.05m x 3.84m)

Laminate flooring. Two windows to front. Radiator. Storage cupboard.

Bathroom

6'5 x 4'8 (1.96m x 1.42m)

Vinyl flooring. Radiator. Panelled bath with mixer tap and shower over. Wash hand basin with vanity unit under. Extractor.

W.C.

5'4 x 2'6 (1.63m x 0.76m)

Vinyl flooring. Low level WC. Storage cupboard. Extractor.

Garden

35' x 16' approx (10.67m x 4.88m approx)

Mainly laid to lawn. Free standing timber shed. Pathway. Rear access.



Additional Information

Sorry, the landlord has requested NO DSS.

Council Tax - Lewisham Council - Band C.

The property is located between two railway stations -
Mottingham - 1.3 Miles. Can be accessed by bus routes 126 & 124.
Grove Park - 1.1 Miles. Can be accessed by bus routes 126 & 124.

Schools

Castlecoombe Primary School - 0.8 Miles.

Mottingham Primary School - 0.8 Miles.

Dorset Road Infant School - 0.9 Miles.

Eltham College Senior School & Sixth Form - 1 Mile or can be accessed by bus routes 124 or 126 to Court Road then a short walk.

Tenant Fees

Tenants will be required to pay a non refundable application fee of £149 per application (per person aged over 18) which includes references.

Tenants will also be required to pay the equivalent of 6 weeks rent as deposit on the day of move in.

Guarantor application - £149 (if required)

Tenancy renewal fee - £60

Check out fee - £60

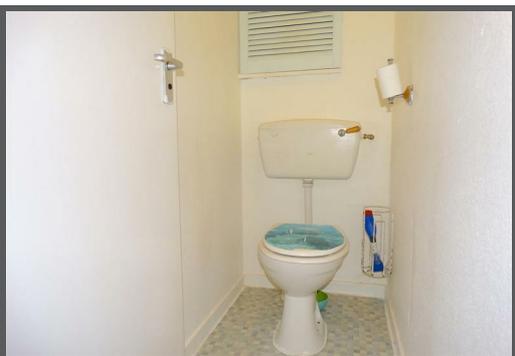
Tenants will be required to wait in for any maintenance contractors as per request, if they are unable to and a representative of The Property Cloud is required to wait in on their behalf a fee of £30 will be due.

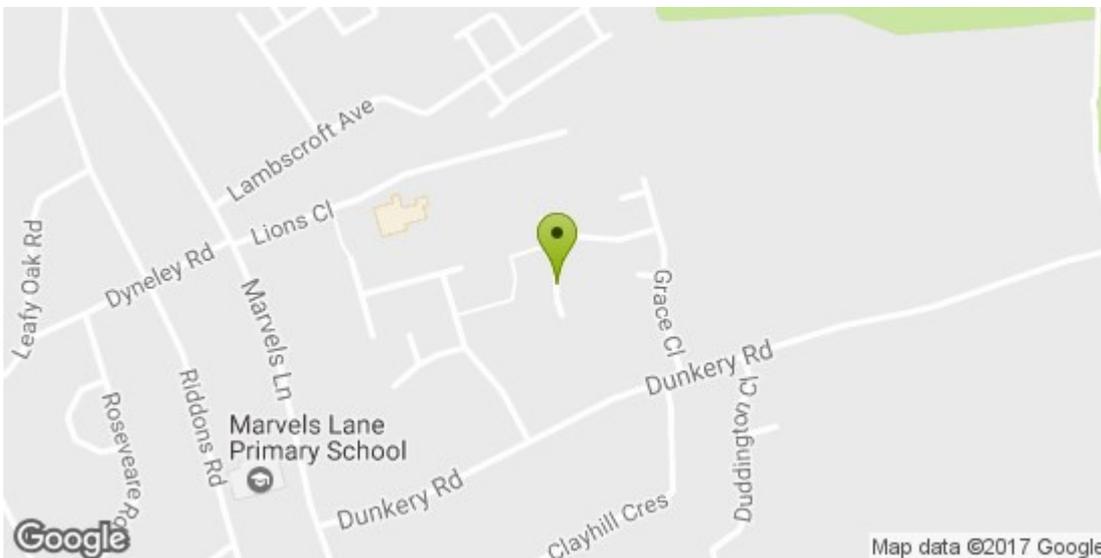
Should a pet be accepted, the landlord may require a larger security deposit, at their discretion, for any damage caused.

Should a tenant request to cancel a contract early the tenant will be responsible to pay the agency fees to find another tenant on the landlords behalf, and will vary dependant on the landlords chosen service.

Disclaimer

Please Note: All measurements are approximate and are taken at the widest points. They should not be used for the purchase of furnishings or floor coverings. Please also note that The-Property-Cloud.co.uk have not tried or tested any appliances or services. These particulars do not form part of any contract and are for general guidance only. We would strongly recommend that the information which we provide about the property, including distances, is verified by yourselves upon inspection and also by your solicitor before legal commitment to the purchase.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			92
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	