



Barden Street, Plumstead, SE18 2EP  
£1,200 Per month

The   
Property Cloud





360° VIRTUAL TOUR AVAILABLE\*  
Situated nearby to several schools, shops & bus links is this TWO DOUBLE BEDROOM, terraced house. The property has recently been re-modernised by the current owner providing a MODERN KITCHEN & FOUR PIECE BATHROOM, Low Maintenance Garden, TWO RECEPTIONS ROOMS plus Double Glazed Windows & Gas Central Heating. We HIGHLY RECOMMEND VIEWING this property to fully appreciate all that is on offer. For further information on criteria that must be met, please continue reading.

#### Entrance Hall

Real wood flooring. Doors to:

#### Lounge

10'7" x 12'9" into bay (3.25 x 3.91 into bay )  
Real wood flooring. Double glazed sash bay window to front. Radiator. Feature fireplace. Corniced ceiling.

#### Dining Room

10'11" x 11'1" (3.34 x 3.38)  
Real wood flooring. Double glazed window to rear. Radiator. Door to Larder. Door to Under stairs storage cupboard. Corniced ceiling.

#### Kitchen

9'1" x 9'3" (2.79 x 2.82)  
Real wood flooring. Double glazed window to rear. Double glazed door to Garden. Radiator. Matching range of wall and base units with

work top over and tiled splash backs. Gas hob with extractor over. Worcester boiler. Fridge. Dishwasher. Space for washing machine.

#### Landing

Carpeted. Sky light. Doors to:

#### Master Bedroom

14'0" x 10'11" (4.29 x 3.33)  
Carpeted. Two double glazed windows to front. Radiator. Fitted wardrobe. Free standing wardrobe. Chest of drawers. Cast iron feature fireplace.

#### Bedroom Two

11'1" x 8'8" (3.38 x 2.66)  
Carpeted. Double glazed window to rear. Radiator. Cast iron feature fireplace.

#### Bathroom

9'3" x 8'11" (2.82 x 2.72)  
Laminate flooring. Double glazed window to rear. Radiator. Heated towel rail. Low level WC. Wash hand basin. Roll top bath. Shower cubicle. Decorative wood panelling.

#### Garden

43'4" x 14'3" (13.21 x 4.35)  
Patio area. Lawn area. Decked to rear. Outhouse. Free standing timber shed. Outside tap.

#### Tenants Information

In order to pass our referencing procedure please see below criteria:

- Must have a minimum annual income of £36,000 (this can be a

shared income or single income)

- No active CCJ's (County Court Judgements)
- No history of non payment of rent with previous landlords.

Guarantors are welcomed but are accepted on a case by case basis and at the landlords discretion.

Redress Scheme, CMP & Permitted Payments

The Property Cloud are members of The Property Ombudsman (Membership No: D9688) & Have membership with SafeAgent of which we hold Client Money Protection Membership (CMP Membership No: A6234).

Permitted payments are payments that can be legally charged to a tenant in connection with your tenancy. These include:

- a) the rent?
- b) a refundable tenancy deposit capped at no more than five weeks' rent where the annual rent is less than £50,000, or six weeks' rent where the total annual rent is £50,000 or above?
- c) a refundable holding deposit (to reserve a property) capped at no more than one week's rent?
- d) payments to change the tenancy when requested by the tenant, capped at £50, or reasonable costs incurred if higher?
- e) payments associated with early termination of the tenancy, when

requested by the tenant  
f) payments in respect of utilities, communication services, TV licence and council tax; and  
g) A default fee for late payment of rent and replacement of a lost key/security device, where required under a tenancy agreement

### **Additional Information**

#### **COUNCIL TAX**

Royal Borough of Greenwich Council - Band C

#### **COMMUTING**

Plumstead Station - 1.2 Miles.

Welling Station - 1.2 Miles.

#### **SCHOOLING**

Timbercroft Primary School - 0.1 Miles.

Rockliffe Manor Primary School - 0.3 Miles.

Greenslade Primary School - 0.4 Miles.

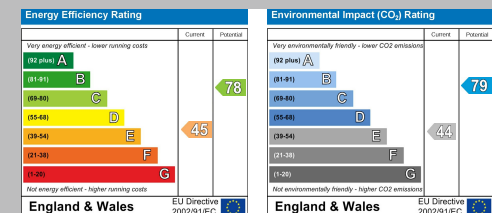
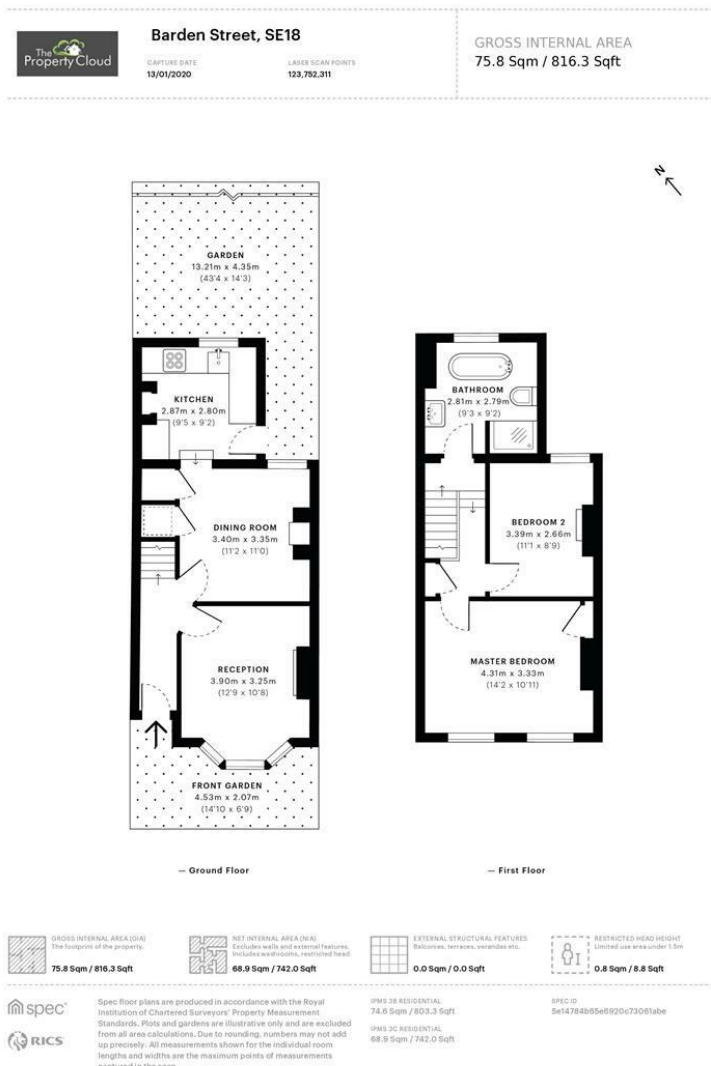
Willow Dene School - 0.4 Miles.

### **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 have not tried or tested any appliances or services. These particulars do not form part of any contract, floor plans & photographs, whether enhanced or not, are for general guidance only. All properties come unfurnished unless otherwise stated. We would strongly recommend that







the information which we provide about the property, including distances, is verified by yourselves upon inspection and if you are unsure about any part of the assured short hold tenancy agreement we recommend you consult a legal representative before entering into the contract.