

Westmount Estates



Westmount Road, London, SE9 1YA

£2,000 PCM

A fantastic opportunity to rent this beautifully presented TWO bedroom extended semi-detached home, ideally located moments from Jack Wood. Finished to a high standard throughout, the property offers spacious and versatile accommodation including two reception rooms, a modern fitted kitchen with integrated appliances and a contemporary ground floor bathroom. To the first floor are two well-proportioned bedrooms and an additional shower room. Externally, the property benefits from a low-maintenance rear garden, perfect for relaxing or entertaining. Ideally suited to professional couples, small families or anyone seeking a stylish and well-connected home in a desirable location. Early viewing is highly recommended.

**ENCLOSED
ENTRANCE PORCH**

ENTRANCE HALL

**RECEPTION ROOM
ONE**



KITCHEN



**GROUND FLOOR
BATHROOM**



**RECEPTION ROOM
TWO**

GARDEN ROOM



**FIRST FLOOR
LANDING**



BEDROOM ONE



FRONT GARDEN



REAR GARDEN



BEDROOM TWO



SHOWER ROOM



Floor Plan



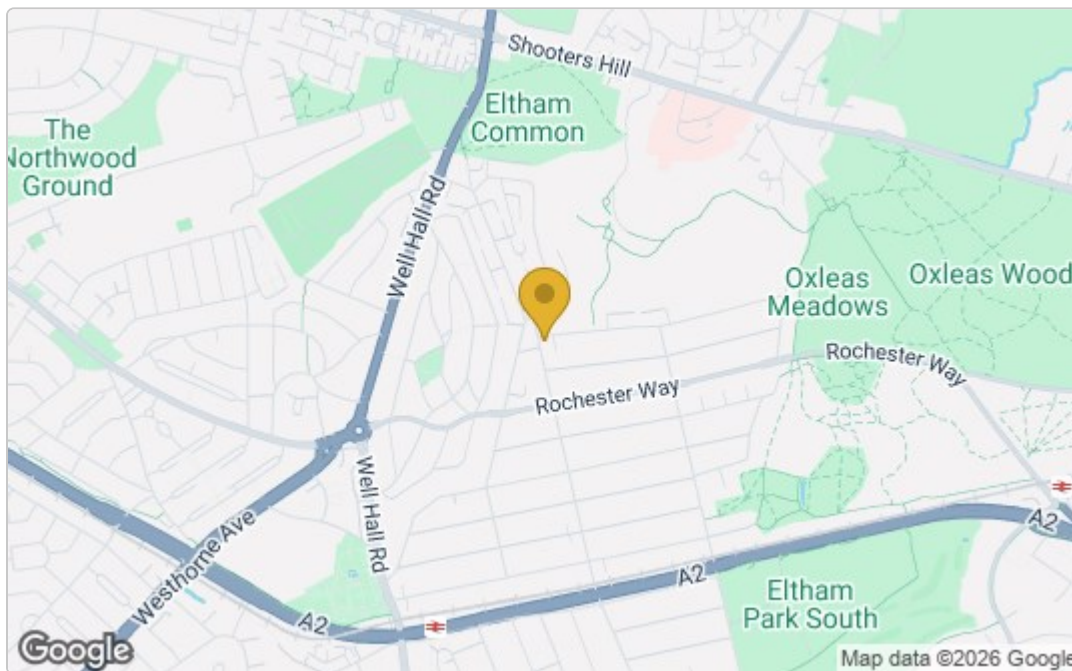
GROUND FLOOR
APPROX. FLOOR
AREA 67.8 SQ.M.
(729 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 29.8 SQ.M.
(321 SQ.FT.)

TOTAL APPROX. FLOOR AREA 97.6 SQ.M. (1051 SQ.FT.)

Measurements are approximate. Not to scale. Illustrative purposes only
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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