



KARRISON
PROPERTY

3 BED APARTMENT
TO LET



24 LAWRIE PARK ROAD
Sydenham, London SE26 6DN

TENANCY	AST for 12 MONTHS +
SIZE	3 BED
RENT	£1,950 PCM
AVAILABLE	IMMEDIATELY

FEATURES

- Edwardian First Floor Maisonette
- 3 Bedrooms (1 Double & 2 Single)
- Balcony
- Central Heating
- Small Private Garden

Contact us on 01959 563888 or visit www.karrison.co.uk

DESCRIPTION

An attractive first floor maisonette set back from the road, and within 300 metres of Sydenham mainline railway station.

KEY FEATURES

- > First Floor with ground floor entrance
- > 3 Bedrooms (1 Double & 2 Single)
- > Reception Room with small balcony
- > Kitchen
- > Bathroom
- > Small rear garden (accessed by exterior staircase)

ACCOMMODATION

Reception Room:	Overall length 6.46 m: 4.29 m x 3.55 m, plus 2.84 m x 2.17 m (+ bay)
Kitchen:	3.19 m x 2.77 m
Bedroom 1:	4.22 m x 3.8 m max + bay
Bedroom 2:	3.19 m x 2 m
Bedroom 3:	3.18 m x 1.8 m
Bath:	Bath with shower over, wc & pedestal basin

Double glazing to all windows (except reception room)

GENERAL INFORMATION

Services:	Mains gas, electricity and water.
Local Authority:	Lewisham Council.
Council Tax:	Tax Band 'C'. Council Tax for the current financial year 2024/2025 is £1,811.54
EPC Rating:	'D'
Other:	The property is being fully managed by Karrison.

TERMS

The property is available to let unfurnished on an assured shorthold tenancy agreement for a minimum term of 12 months at a monthly exclusive rental of **£1,950 pcm**. A rent deposit of 5 weeks rent will be required, together with 1 month's rent payable in advance. The tenant is also responsible for council tax, water rates and all usual utilities. A holding deposit of 1 weeks rent will also be required. Further details on request. No pets allowed.

VIEWING & FURTHER INFORMATION

Lesley Coppack, Alison Hiller or Julie Heyworth
01959 563888
or visit : [karrison.co.uk](https://www.karrison.co.uk)

IMPORTANT INFORMATION

These particulars have been prepared in good faith to give a fair overall view of the property and are to be treated as a general guide only and do not form any part of an offer or contract. Any intending tenants must rely on their own enquiries by inspection or otherwise as to the correctness of each of the statements contained in these particulars, and on all matters including planning or other consents. All statements contained in these particulars are given without responsibility on the part of Karrison Property or the Vendor or Lessor of this property. Neither Karrison Property nor any joint agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property. Prospective tenants are advised to satisfy themselves as to the working order of any apparatus, equipment, fixtures or fittings or services where applicable. Karrison Property or any joint agents have not tested them. Any area measured or distances referred to are given as a guide only and are not precise.

