

BROWN & BROOKE SE3

brownandbrooke.co.uk

Asking price of £3,500 per month Glenluce Road, Blackheath, SE3



- NO ADDITIONAL TENANT CHARGES
- PERFECT FAMILY HOME IN THE HEART OF WESTCOMBE PARK
- LARGE FAMILY GARDEN
- DETACHED HOUSE
- TWO BATHROOMS
- OFF STREET PARKING & GARAGE
- 5 BEDROOMS
- OPEN PLAN LIVING AND KITCHEN AREA
- CLOSE TO LOCAL SCHOOLS

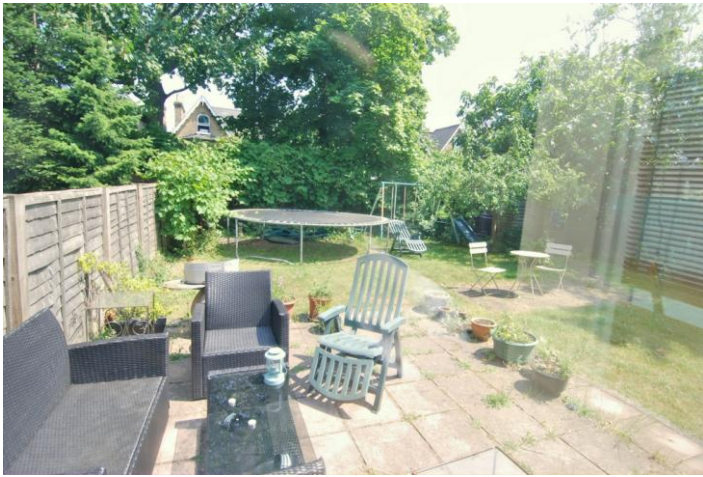
AVAILABLE MID-JULY WITH NO TENANT CHARGES! Brown and Brooke are delighted to offer to the rental market this fantastic family home in the heart of Westcombe Park. Close to local schools and transport links, early viewing is essential. Boasting 5 bedrooms, 2 bathrooms, open plan living and kitchen area with a large, private family garden. Other benefits include garage, off-street parking and within walking distance to the amenities of Blackheath Royal Standard. EPC band -

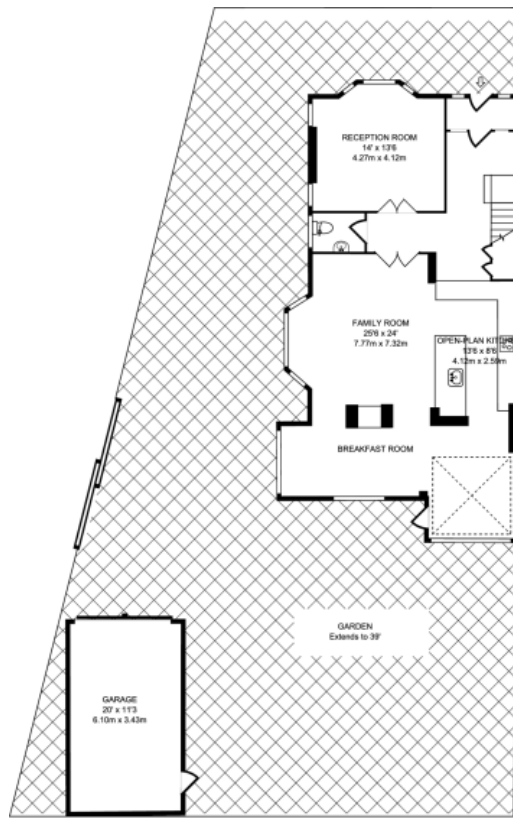
E. Council Tax Band - G. No additional tenant charges on this property! Just 1 months rent in advance and security deposit equal to 6 weeks rent. Book your viewing today!

Glenluce Road, Blackheath, SE3

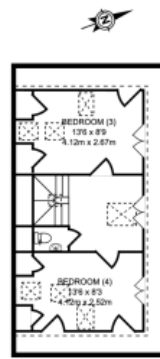
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	52
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	47
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	





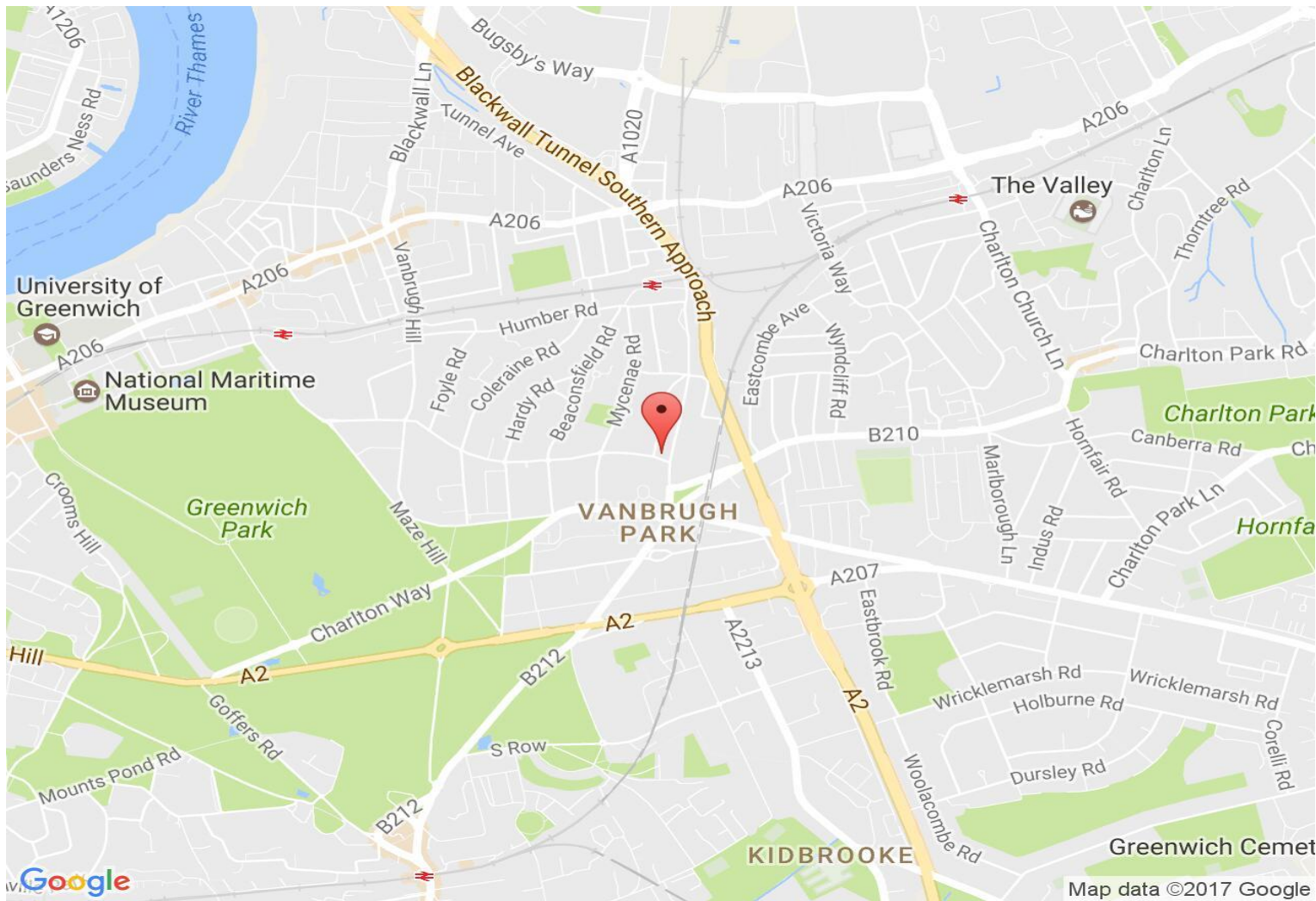
GROUND FLOOR GROSS INTERNAL FLOOR AREA
1,232 SQ FT/114.52 SQ M



SECOND FLOOR
480 SQ FT/44.59 SQ M



FIRST FLOOR
731 SQ FT/67.98 SQ M



Directions

Location

VIEWING BY APPOINTMENT WITH AGENTS BROWN & BROOKE

184 Westcombe Hill, Blackheath, London, SE3 7DH T: 020 8858 0200 E: info@brownandbrooke.co.uk W: www.brownandbrooke.co.uk

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER BROWN & BROOKE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.

