

TO LET

**Malpas Road,
Brockley, SE4**

£1,375 pcm

One bedroom Upper Flat
Unfurnished





Description

Hindwoods are delighted to offer to the market a self contained ground floor flat being one of two in a terraced building having brick faced front elevation with single bay window. Situated between the main Lewisham Way and Brockley Cross. Within half a mile of Brockley station and within a mile of St. Johns, New Cross and New Cross Gate Stations.

The accommodation comprises:

Lounge

16' x 11'6" (4.84m x 3.49m). Radiator. Two sash windows.

Bedroom

11'6" x 10'6" (3.49m x 3.22m). Radiator. Sash window.

Bathroom

6'3" x 5' (1.91m x 1.55m). Enclosed bath, pedestal hand basin and low level W.C. Part tiled walls. Frosted window.

Kitchen

11'9" x 8'9" (3.58m x 2.70m). Range of wall and base units with worktop surface and inset stainless steel sink. Built in oven, hob and extractor hood. Tiled splashback. Fridge. Washing machine. Wall mounted boiler. Two sash windows. Radiator.

RENT: £1,375 PER CALENDAR MONTH EXCLUSIVE

Viewing

Strictly via sole agents Hindwoods.

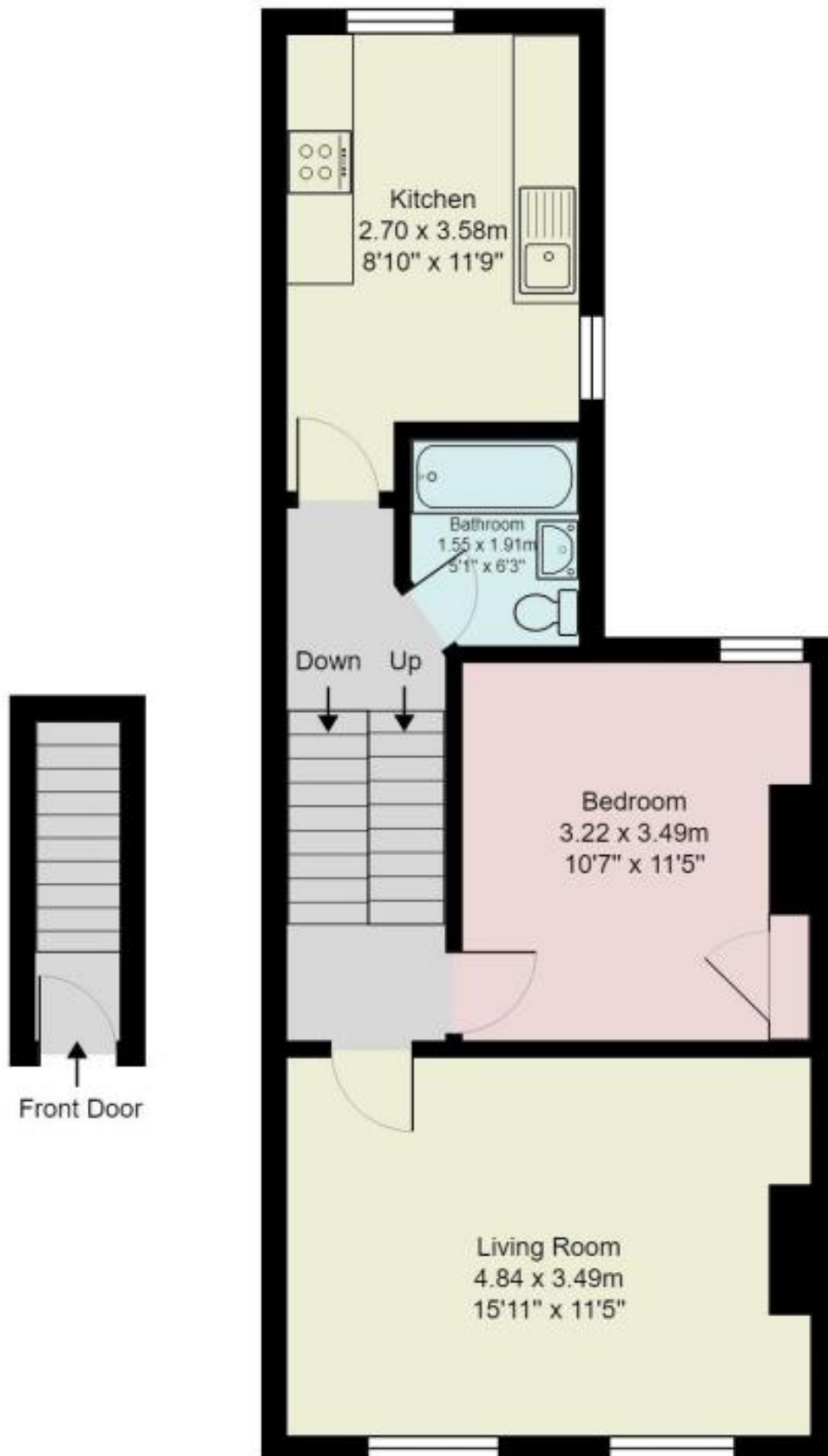
Donna Distin

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Malpas Road



Gross Internal Area: 43.6 m² ... 469 ft²