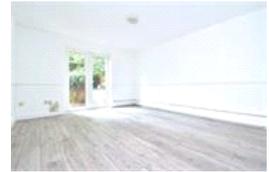


Bayes Close , SE26 (1 bedroom Flat)

£1,550/month



property description

Newly refurbished lovely one bed ground floor garden flat set in a secluded residential cul de sac of similar properties located within 600 yards of Sydenham mainline station. The flat is in excellent condition and is double glazed throughout. The hallway has a large walk in wardrobe and a further built in storage cupboard. The bathroom is in good condition with a shower over the bath, toilet and wash hand basin. The kitchen is brand new having been completely renovated. There are white gloss units with a new granite effect worktop, new oven, hob and extractor fan, new washing machine, new sink and mixer tap and all white goods are included. The bedroom is well proportioned with plenty of space for a bed and wardrobes. The reception room is a good size and has double doors leading to the rear patio garden. The garden is a nice secluded space and also has access from the rear through double gates. Bayes Close is just off Lawrie Park Road, close to all the amenities and transport facilities Sydenham has to offer. Sydenham Station has regular train links into town via the Overground...

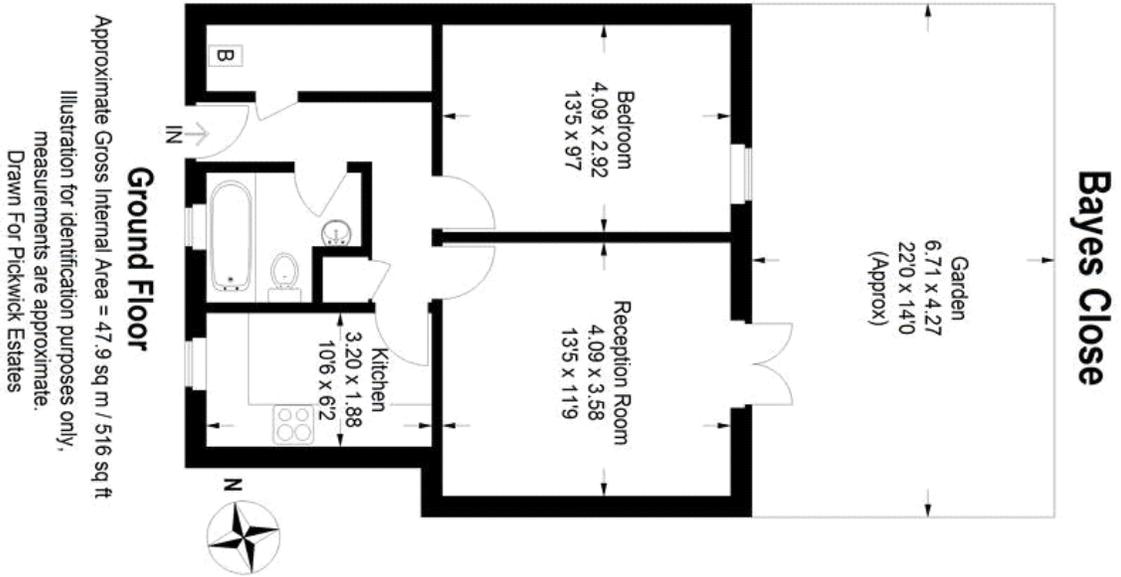
property features

- Newly refurbished one bed garden flat.
- Good size reception room
- Newly refurbished bathroom
- Available 10th April 2026
- Newly fitted kitchen
- Private patio garden
- 600 yds of Sydenham Station (Overground) (NR London Bridge)

ALPS Estates Ltd trading as Pickwick Estates
47 Honor Oak Park Honor Oak
London, SE23 1EA, United Kingdom
Reg No : 7444750
Registered in England

Telephone : 020 3397 1166
Website : <https://www.pickwickestates.co.uk>





Energy Performance Certificate

7, Bayes Close, LONDON, SE26 6SH

Building type: Ground floor flat

Date of assessment: 06 April 2016

Reference number: 0765/0017/26/16/044

Type of assessment: RICS/CI/4 existing building

Site EPC number: 44/16

This EPC document is:

- Current current rating of properties to show how properties are more energy efficient
- Compare current properties to see which properties are more energy efficient
- Estimated energy costs of electricity over 3 years*

Estimated energy costs of electricity over 3 years* **£ 275**

Over 3 years you could save **£ 275**

Estimated energy costs of this home	Current costs	Potential costs	Potential future savings
Lighting	£ 153 over 3 years	£ 109 over 3 years	£ 44 over 3 years
Space heating	£ 296 over 3 years	£ 252 over 3 years	£ 44 over 3 years
Hot water	£ 258 over 3 years	£ 258 over 3 years	£ 0 over 3 years
TOTAL	£ 707	£ 619	£ 88

* These figures show how much the average household would spend in this property for heating, lighting and hot water over 3 years. They are based on the average household level spend in this property for heating, lighting and hot water generated by metering energy use for energy appliances like TVs, computers and consoles, and any electricity used by other appliances.

Energy Efficiency Rating

Current: 1 Potential: 2

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommended energy saving measures. The energy efficiency rating is based on the energy efficiency of the building and the energy efficiency of the appliances used.

Top actions you can take to save money and make your home more efficient:

Recommended measure	Indicator cost	Typical savings over 3 years	Available with Green Deal
1. Floor insulation (solid floor)	£ 200 - £ 300	£ 75	Yes
2. Radiator cover with your existing boiler	£ 200 - £ 300	£ 100	Yes

See page 3 for a full list of recommendations for this property.

* You will only need the recommended measures and other actions you could take to save money, and make your home more efficient, if you are not already doing so. The Green Deal will allow you to finance the recommended measures and other actions you could take to save money, and make your home more efficient, if you are not already doing so.

For Full EPC information, click [here](#)