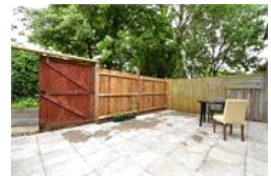
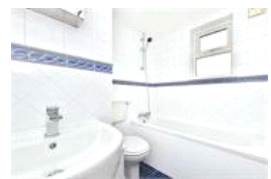
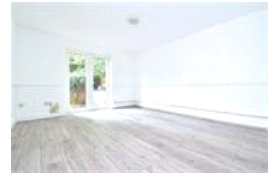
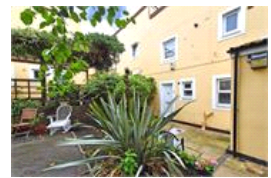


Bayes Close , SE26 (1 bedroom Flat)

£1,400/month



## property description

Available 1st August. 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 t...

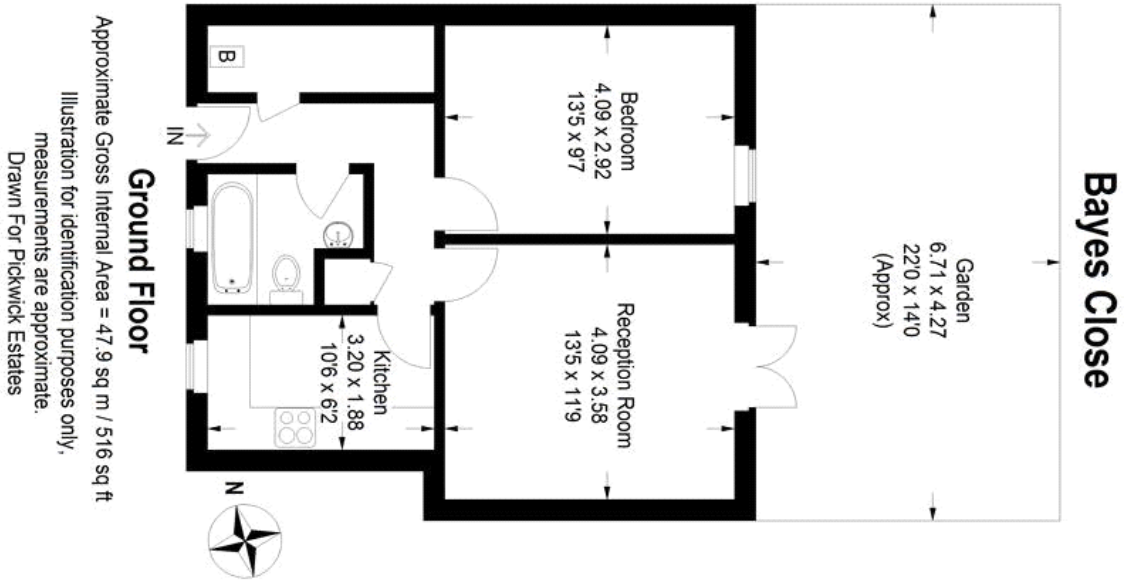
## property features

- Newly refurbished one bed garden flat.
- Good size reception room
- Newly refurbished bathroom
- Available 1st August!
- Newly fitted kitchen
- Private patio garden
- 600 yds of Sydenham Station (Overground) (NR London Bridge)

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Reg No : 7444750  
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Telephone : 020 3397 1166  
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### Energy Performance Certificate

**7, Bayes Close, LONDON, SE26 6SH**

Building type: Ground floor flat  
 Date of assessment: 06 April 2016  
 Type of assessment: RICS/CI/PC existing building  
 This EPC document is:  
 \* Current energy rating of properties to show how properties are more energy efficient  
 \* Compare current energy rating of properties to show what improvements are more energy efficient  
 \* Estimated energy costs of electricity over 3 years

**Estimated energy costs of electricity over 3 years: £ 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
Hot water	£ 296 over 3 years	£ 252 over 3 years	£ 44 over 3 years
<b>TOTAL</b>	<b>£ 449</b>	<b>£ 361</b>	<b>£ 88</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water over 3 years. The figures 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 for heating.

**Energy Efficiency Rating**

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 installing the recommended energy saving measures. The energy efficiency rating is based on the Energy Performance Certificate (EPC) and is shown in a band of A to G.

**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. Turn mechanical night time heating off	£ 0.00 - £ 0.00	£ 7.9	Yes
2. Reduce water use with your existing toilet	£ 2.00 - £ 2.00	£ 1.05	Yes

See page 3 for a full list of recommendations for this property.  
 \* You can save money by improving your home's energy efficiency. You can also save money by installing energy saving measures. You can also save money by installing energy saving measures. You can also save money by installing energy saving measures.

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