



Croxted Road, SE21  
£2,750 PCM – Short Term Let

020 8702 8111  
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# In general

- Exceptionally well presented
- Two bathrooms (one en-suite)
- Private garden
- Wooden floors throughout
- Open plan living room and kitchen
- Available now
- Unfurnished
- Short Term Let

# In detail

A stunning apartment available to rent in Dulwich forming the entire ground floor of a double fronted Victorian conversion.

A large reception/kitchen area with full height bi-fold doors that lead onto the private garden.

Three bedrooms, two bathrooms (one en-suite) and a cellar for extra storage. Beautiful wood floors throughout and modern decorations to the entire apartment really does add that wow factor.

Five minutes walk to Herne Hill Rail and Brockwell Park is close by as are local shops on Rosendale Road and Dulwich Village.

Early viewing of this fantastic apartment is highly recommended. The property is not suitable for three or more professional sharers due to licencing.

Short Term Let (3-4 months).

EPC: D | Council Tax Band: F | Holding Deposit: £634.61 | Security Deposit: £3,173.07 | Offered unfurnished | Available now | Call Dulwich Village on 020 8702 8111 opt 2 to view



# Floorplan

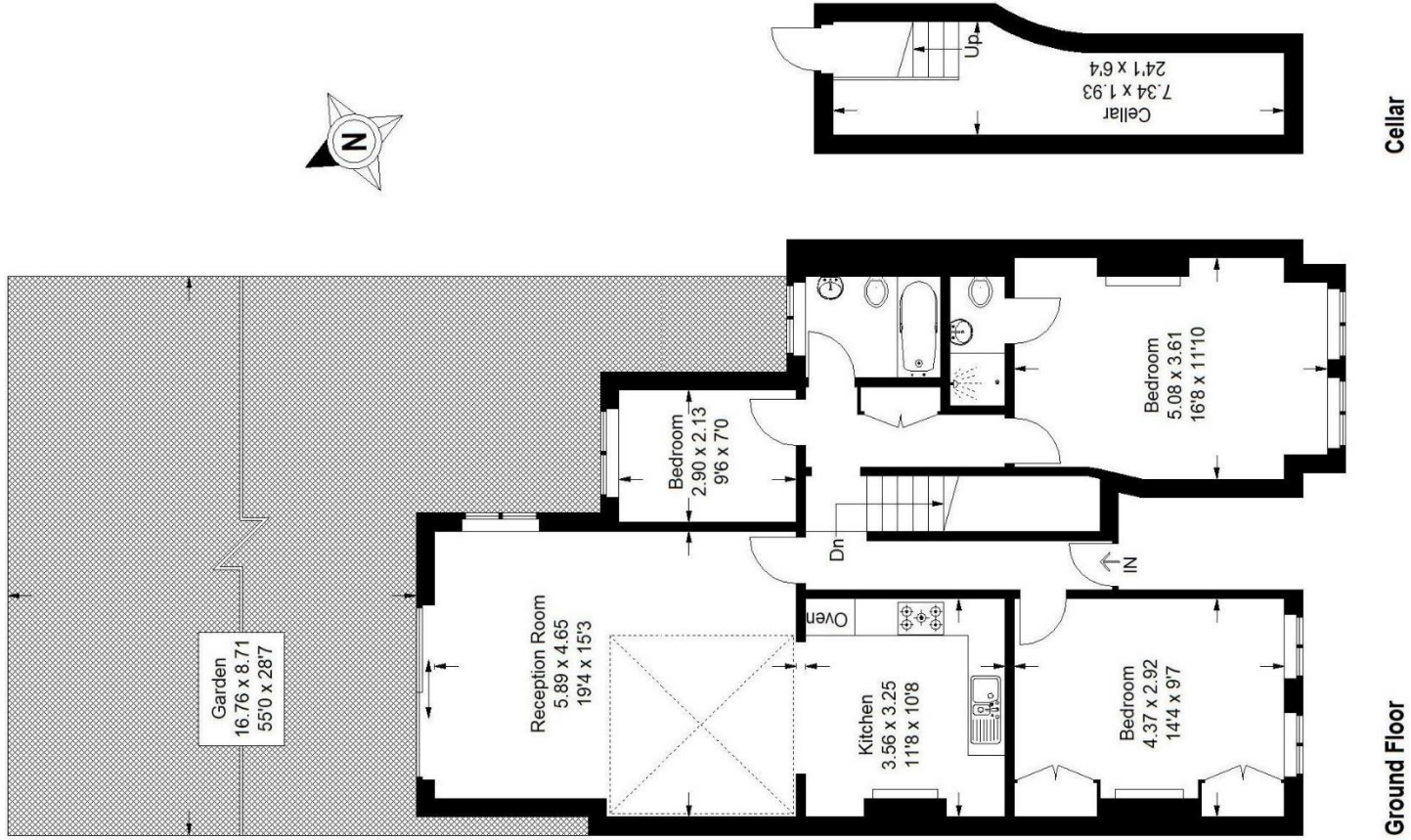
## Croxted Road, SE21

Approximate Gross Internal Area

Cellar = 11.6 sq m / 125 sq ft

Ground Floor = 102.1 sq m / 1099 sq ft

Total = 113.7 sq m / 1224 sq ft



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

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