



Ryedale, SE22  
£2,900 pcm

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# In general

- Three bedrooms
- Double reception room
- Unfurnished
- Secluded garden
- Sought after location
- Convenient for transport links

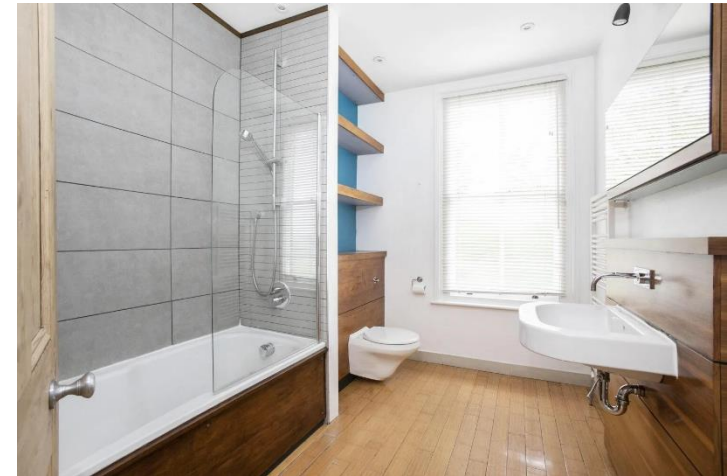
# In detail

Charming, spacious and beautifully bright three bedroom family home on this desirable, residential road in the heart of East Dulwich.

Ryedale is enviably located for the excellent local schools, parks and green spaces as well as the independent shops, bars and restaurants of Forest Hill Road, Lordship Lane and North Cross Road. There are strong transport links into The City and West End from Peckham Rye station (1.4 miles) and Honor Oak Park station (0.9 miles) as well as bus/cycle routes through the neighbouring Nunhead, Camberwell and Forest Hill.

Boasting 1330 Sq Ft of internal space; there is a 30-ft bay-fronted double reception with a separate kitchen leading out onto a low-maintenance patio garden. To the first floor is a modern family bathroom and two comfortable double bedrooms along with a further double bedroom in the loft. No HMO available at this time. Available early March.

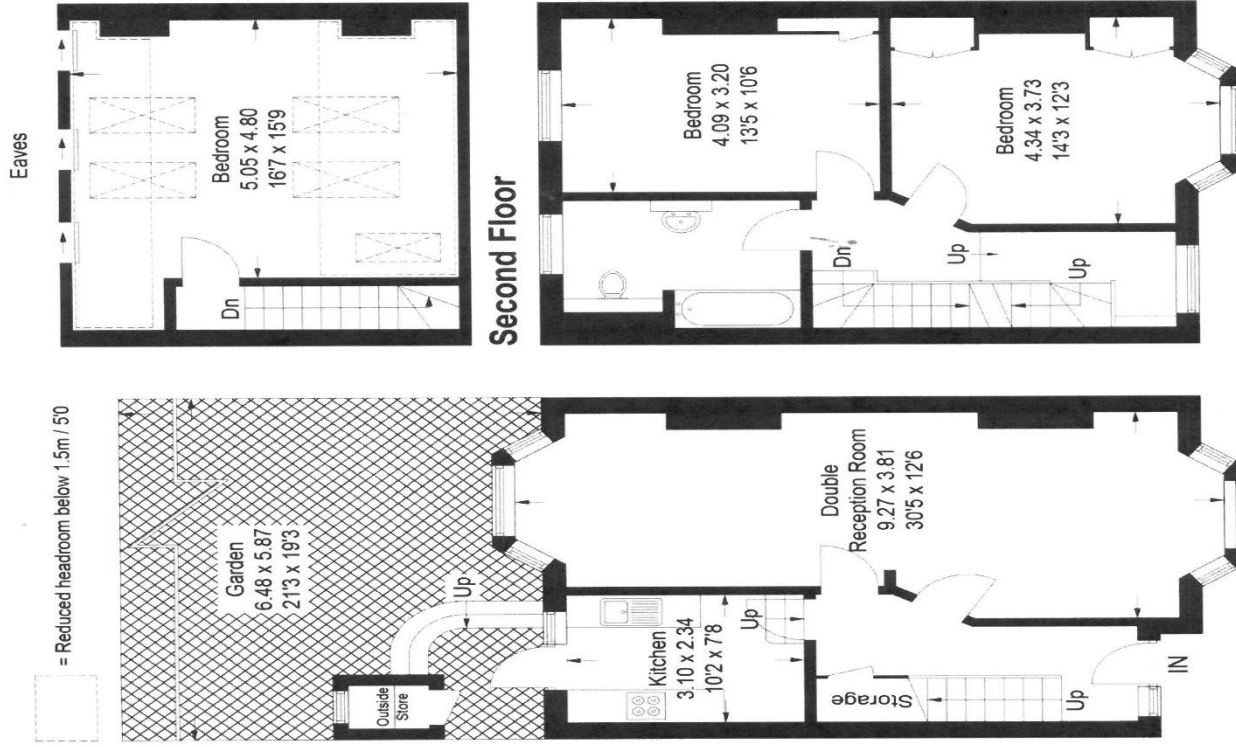
EPC: D | Council Tax Band: D | Unfurnished | Available from early March | Holding Deposit: £669.23 | Security Deposit: £3,346.15



# Floorplan

Ryedale, SE22

Approximate Gross Internal Area = 123.5 sq m / 1330 sq ft



Ground Floor

First Floor

Second Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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