



Alleyn Park, SE21
£2,500 PCM

020 8702 8111
pedderproperty.com

pedder



In general

- Unfurnished
- Available October
- Exclusive new development
- High quality finish
- Off street parking
- Communal rear landscaped garden
- Fitted wardrobes and storage space
- Two bathrooms (one en-suite)

In detail

Nestled within the vibrant and picturesque Dulwich neighborhood, this two-bedroom apartment seamlessly blends contemporary design with modern living.

Its exceptional location, spacious interiors, and outstanding amenities make it a perfect haven of comfort and sophistication. The open-concept layout effortlessly connects the living, dining, and kitchen spaces, creating an inviting ambiance. The kitchen, custom-designed, showcases sleek stone countertops, integrated Bosch appliances (including a dishwasher), and ample storage. Comprising of two double bedrooms, this apartment excels in considerate design. The primary bedroom features a wall of built-in wardrobes and an en-suite bathroom. Natural light fills the second double bedroom, which also comes with fitted wardrobes. The bathrooms boast contemporary fixtures, elegant tiling, and impeccable finishes. Thoughtful storage solutions include built-in cupboards, ensuring perfect organisation and easy access to belongings.

The property offers front parking, providing a designated space for your vehicle along with access to an EV charging point. Additional perks comprise a communal garden at the rear, secure cycle storage, multimedia sockets in all rooms, and high-speed BT fiber broadband. Situated in the heart of Dulwich, this apartment enjoys proximity to an array of amenities, including charming cafes, boutique shops, prestigious schools, and parks. Its advantageous location ensures effortless access to public transport, allowing convenient connections to central London via West Dulwich Station.

EPC: B | Council Tax Band: E | Unfurnished | Available: October | Holding Deposit: £576.92 | Security Deposit: £2,884.61



Floorplan



83 Alleyn Park SE21 8AA



Second Floor

Living: 6.35m x 6.27m (20' 10" x 20' 7")

Bed 1: 3.85m x 3.9m (12' 8" x 12' 9")

Bed 2: 3.2m x 3.77m (10' 6" x 12' 4")

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.