



Dulwich Road SE24
£2,900 pcm

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In general

- Three double bedrooms
- Small outdoor decking balcony
- Superb for transport
- A very short walk to Brockwell Park
- Part-furnished

In detail

Outstanding three bedroom split level maisonette now available to rent in the heart of Herne Hill.

Spread out over 1,439sq ft., the large property boasts an abundance of natural light and comprises of three large double bedrooms with fitted storage, open plan living/kitchen area leading out to a small private balcony, a family bathroom and second separate. WC.

The property has been newly redecorated with a neutral finish throughout, with brand new carpets.

Location is fantastic, being only a stone's throw away to Brockwell Park and a short distance to the superb public transport links from both Brixton Station (Victoria Line) and Herne Hill Station (Victoria Station and City Thameslink).

This property is perfect for families and couples.

EPC: D | Council Tax Band: D | Offered part-furnished | Available early June | HD: £669.23 | SC: £3,346.15



Floorplan

Dulwich Road, SE24

Approximate Gross Internal Area
 Raised Ground Floor = 7.3 sq m / 78 sq ft
 First Floor = 56.3 sq m / 606 sq ft
 Second Floor = 45.8 sq m / 493 sq ft
 Third Floor (Excluding Eaves)
 24.3 sq m / 262 sq ft
 Total = 133.7 sq m / 1439 sq ft



= Reduced Headroom Below 1.5 M / 5'0"

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 Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions,
 shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	76 C
39-54	E		
21-38	F		
1-20	G		

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