



Holmdene Avenue, SE24  
£5,200PCM

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# In general

- Five double bedrooms
- Additional office and study
- Two bathrooms and additional w/c
- Popular are in the north Dulwich triangle
- Open plan kitchen leading into dining room
- Lots of natural light through large bay windows and glass roof in office

# In detail

A spacious five double bedroom, two bathrooms to rent in Herne Hill.

The house offers large living spaces spread over of three floors, comprising of a good size open plan kitchen/dining with separate office space leading out onto to a beautiful garden with decking.

A bright living space at the front, five double bedrooms and two well-appointed family bathrooms on the first and second floors and along with a study.

This home is exceptionally well presented, with high ceilings and large bay windows it offers fantastic light throughout.

The property is located in the North Dulwich Triangle area and right in the heart of Herne Hill, close by to local amenities, such as cafes and Brockwell Park.

No HMO licence, therefore unfortunately not for sharers.

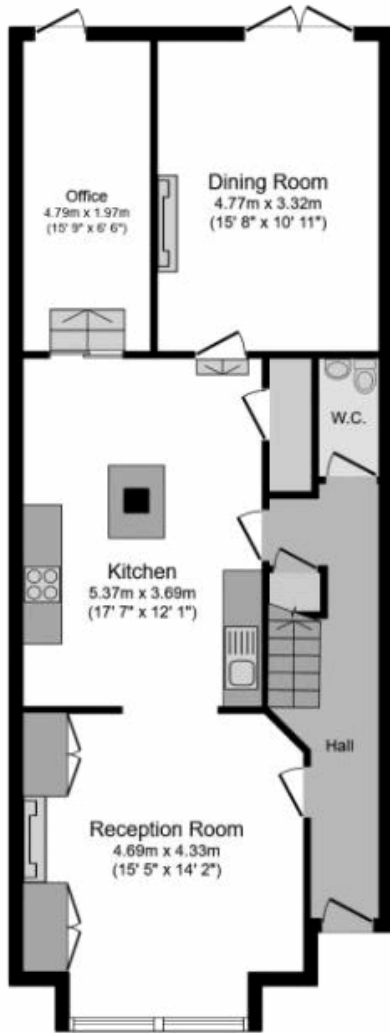
Good transport links offered by both Herne Hill (London Victoria and City Thameslink) and North Dulwich (London Bridge) Stations.

Early viewing is highly recommended.

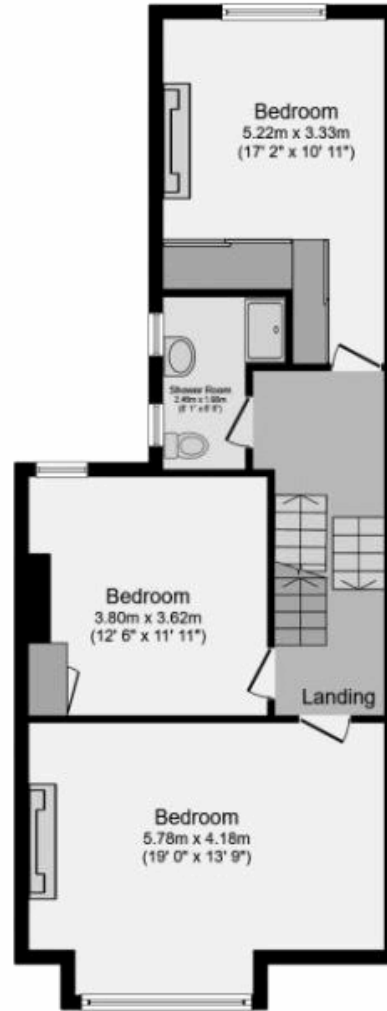
EPC: E | Council Tax Band: G | Offered Unfurnished | Available end of July | Holding Deposit: £1,200  
| Security Deposit: £6,000



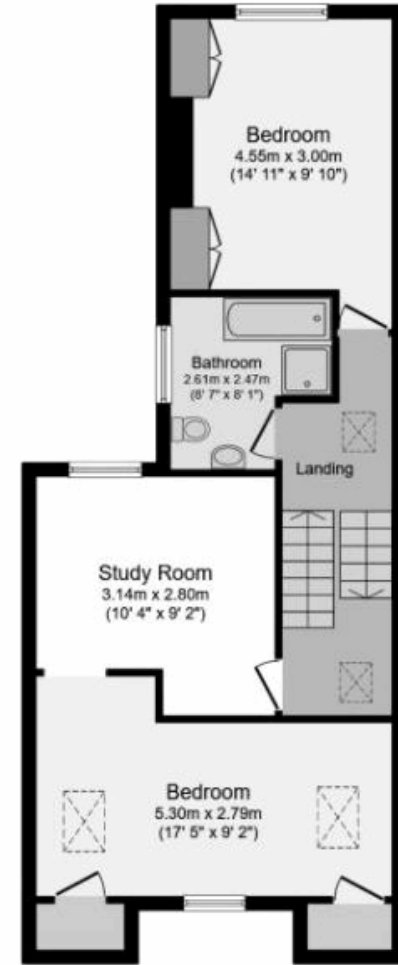
# Floorplan



**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 208.0 sq. m. (2,239 sq. ft.) approx

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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