



Hillsboro Road, SE22  
£3,000 pcm

0208 702 8222  
[pedderproperty.com](https://pedderproperty.com)

**pedder**







# In general

- Three double bedrooms
- Semi-detached house
- Desirable location
- Low-maintenance private garden
- No access to garage

# In detail

Charming, bright and spacious three double bedroom semi-detached house on this desirable tree-lined street in between East Dulwich and Dulwich Village.

Hillsboro Road offers excellent access into The City and West End from East Dulwich station (0.5 miles) and North Dulwich (0.4 miles) as well as strong bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Peckham Rye. There are a host of independent shops, bars and restaurants nearby on Lordship Lane and into The Village – as well as excellent local schools, parks and green spaces.

Boasting over 1,130 Sq Ft of internal space; there are three double bedrooms and a family bathroom upstairs – while downstairs is a large eat-in kitchen and separate 18 x 17 ft L-shaped reception room which leads out onto the low-maintenance private garden.

No HMO License in place, but professional sharers may be considered.

EPC: D | Council Tax Band: E | Furnished | Available now | Holding Deposit: £692.31 | Security Deposit: £ 3,461.54



# Floorplan

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

## Hillsboro Road, SE22

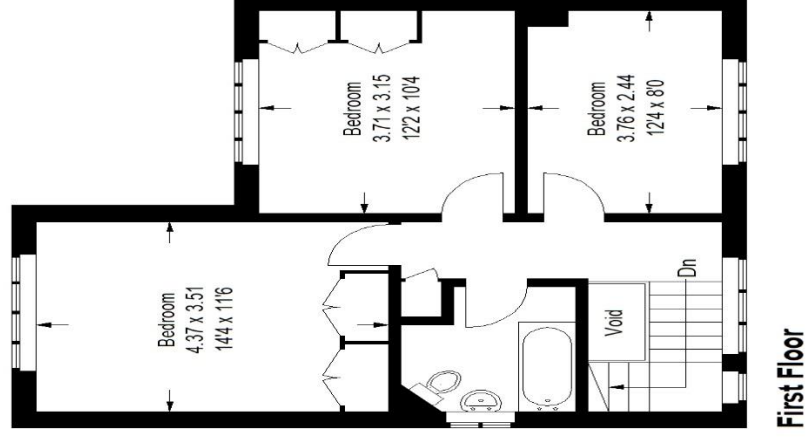
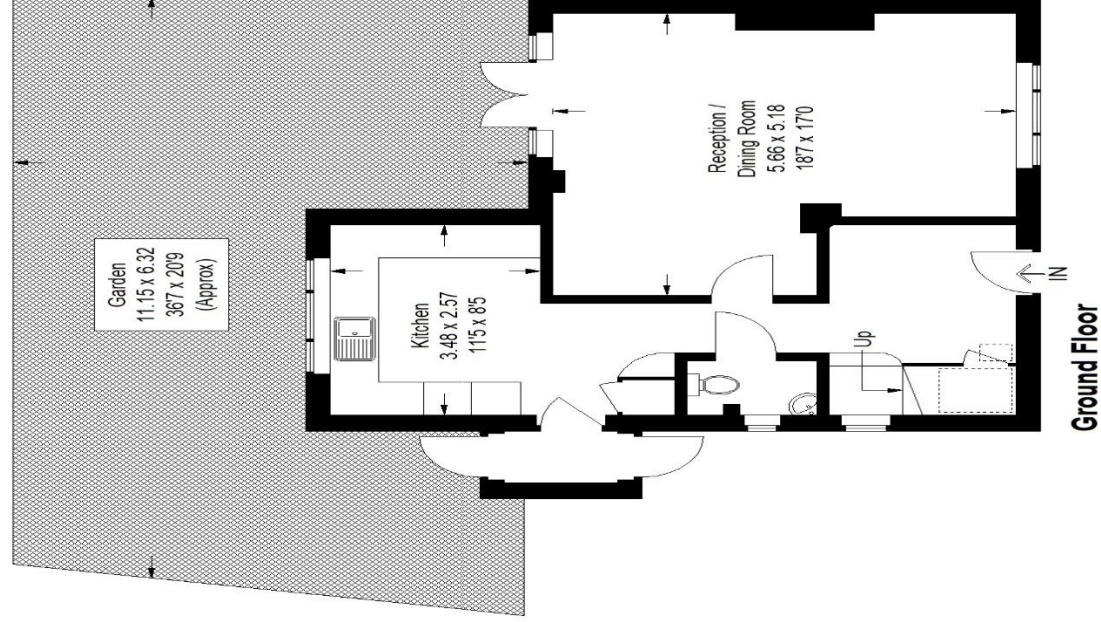
Approximate Gross Internal Area

Ground Floor = 54.3 sq m / 584 sq ft

First Floor (Excluding Void)

50.8 sq m / 547 sq ft

Total = 105.1 sq m / 1131 sq ft



= Reduced headroom below 1.5 m / 5'0"

Copyright [www.pedderproperty.com](http://www.pedderproperty.com) © 2023

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. 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.

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.