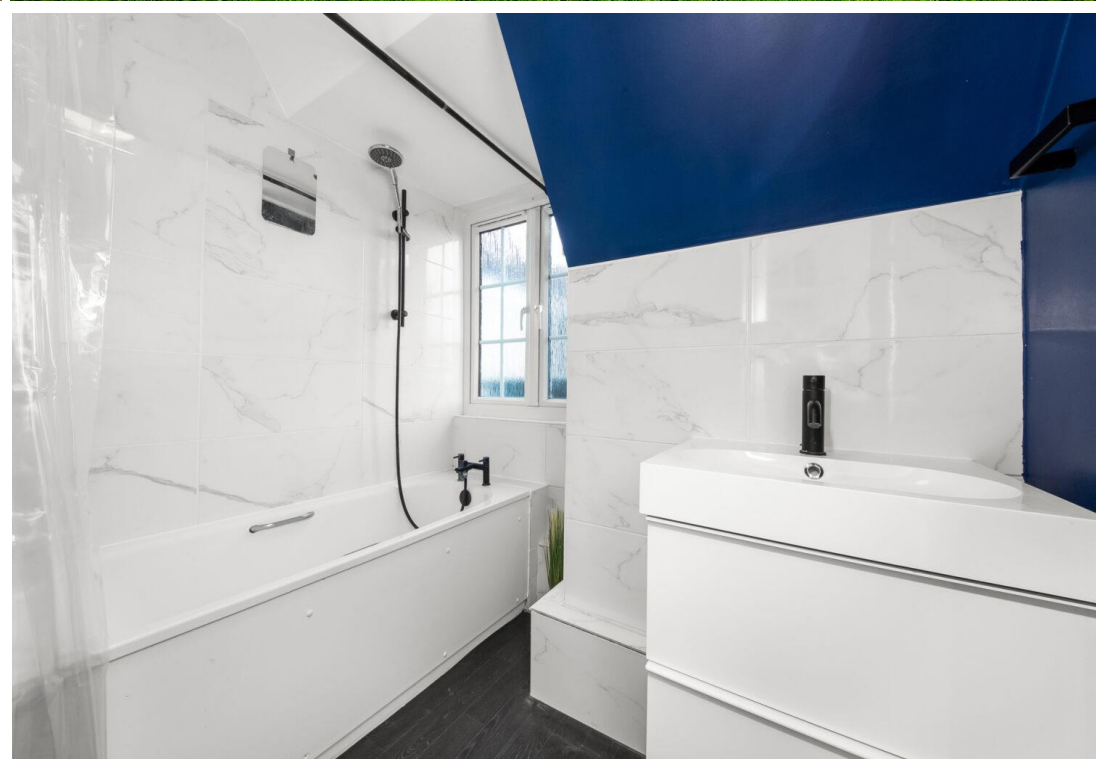




Albrighton Road, SE22
£1,800 pcm

0208 702 8222
pedderproperty.com

pedder



In general

- Two double bedrooms
- Split level
- Top-floor
- Excellent condition throughout
- Strong transport links
- Part-furnished
- Available late November

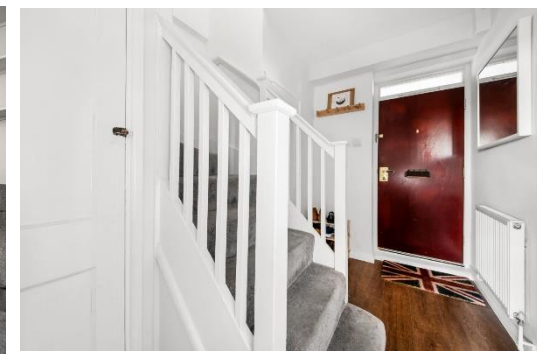
In detail

Beautifully bright and spacious split-level purpose-built apartment enviably located between East Dulwich, Peckham Rye and Denmark Hill.

Set on the top floor of this ex-local authority block forming part of the East Dulwich Estate – the apartment boasts over 690 Sq Ft of internal space. There are two double bedrooms, a modern bathroom, a separate kitchen and 12 x 12-ft reception room with sensational rooftop views over SE22.

There are strong transport links into The City and West End from East Dulwich station (0.2 miles) and Denmark Hill station (0.4 miles) as well as bus/cycle routes through the neighbouring Peckham, Camberwell and Herne Hill. There are an array of parks and green spaces nearby as well as the bustling Lordship Lane, North Cross Road and Bellenden Road for a choice of independent shops, cafes and restaurants.

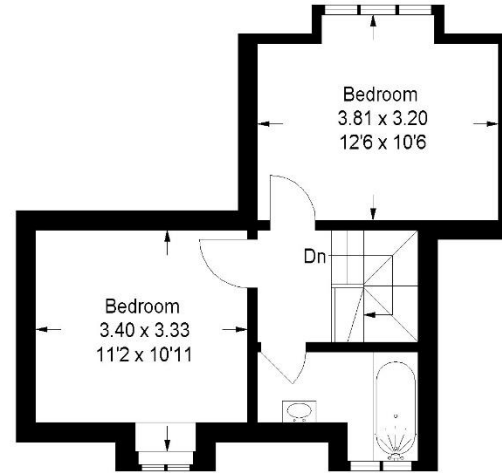
EPC: C | Council Tax Band: B | Part-Furnished | Available late November | Holding Deposit: £ 415.38 | Security Deposit: £2,076.92



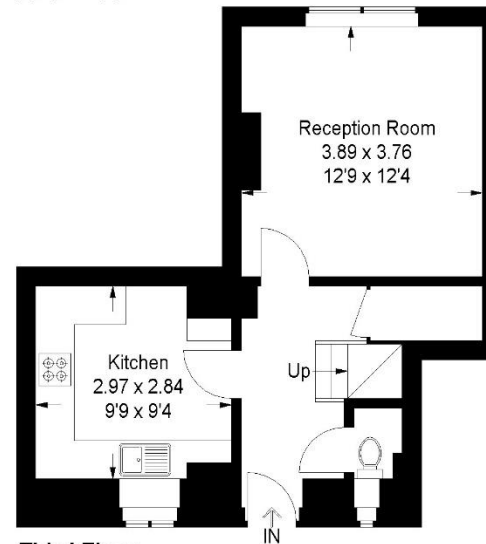
Floorplan

Walcot House, SE22

Approximate Gross Internal Area
 Third Floor = 34.6 sq m / 372 sq ft
 Fourth Floor = 30.4 sq m / 327 sq ft
 Total = 65.0 sq m / 699 sq ft



Fourth Floor



Third Floor

Copyright 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.

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