



South Croxted Road, SE21  
£3,400 PCM

020 8702 8111  
[pedderproperty.com](http://pedderproperty.com)

**pedder**



# In general

- Available early September
- Unfurnished
- Two reception rooms
- Four bedrooms, two baths (on en-suite)
- Large modern kitchen, with dining area overlooking the garden
- Patio and lawned garden
- Ideally situated to cafes, restaurants, shops in West Dulwich

# In detail

An attractive Victorian house to let conveniently located in close proximity to both Dulwich Village and Herne Hill.

The property offers well presented accommodation arranged over two floors comprising three double bedrooms (one en-suite), further study/nursery, two very good sized reception rooms, fitted kitchen/breakfast room and two bathrooms. Externally to the rear there is lovely garden which is mainly laid to lawn.

Dulwich Village is easily accessible with its excellent schools, Picture Gallery and golf course. Nearby Herne Hill has a variety of shopping and leisure facilities. The property is in close proximity to the centre of West Dulwich, with its cafes, shops and restaurants. Rail links to central London run from nearby Gipsy Hill (London Bridge) and West Dulwich station (London Victoria).

This property is available early September and is offered unfurnished.

EPC: D | Council Tax Band: F | Available early September | Offered: Unfurnished | Holding Deposit: £784.61 | Security Deposit: £3,923.07



# Floorplan

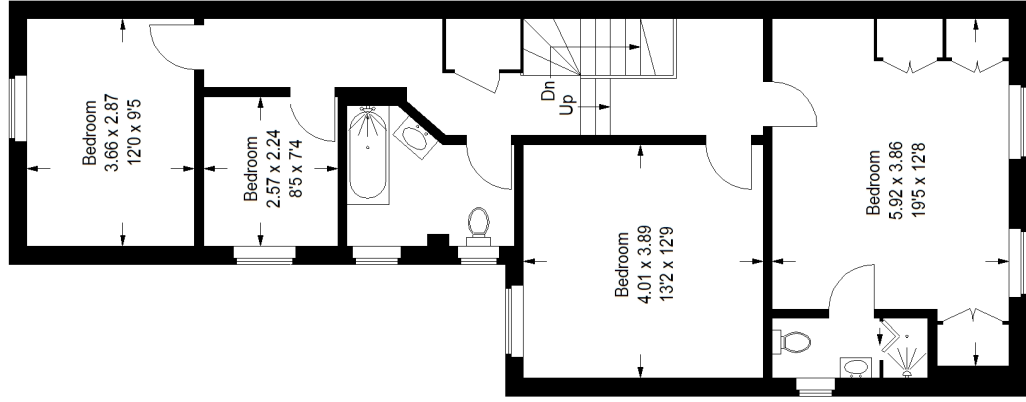
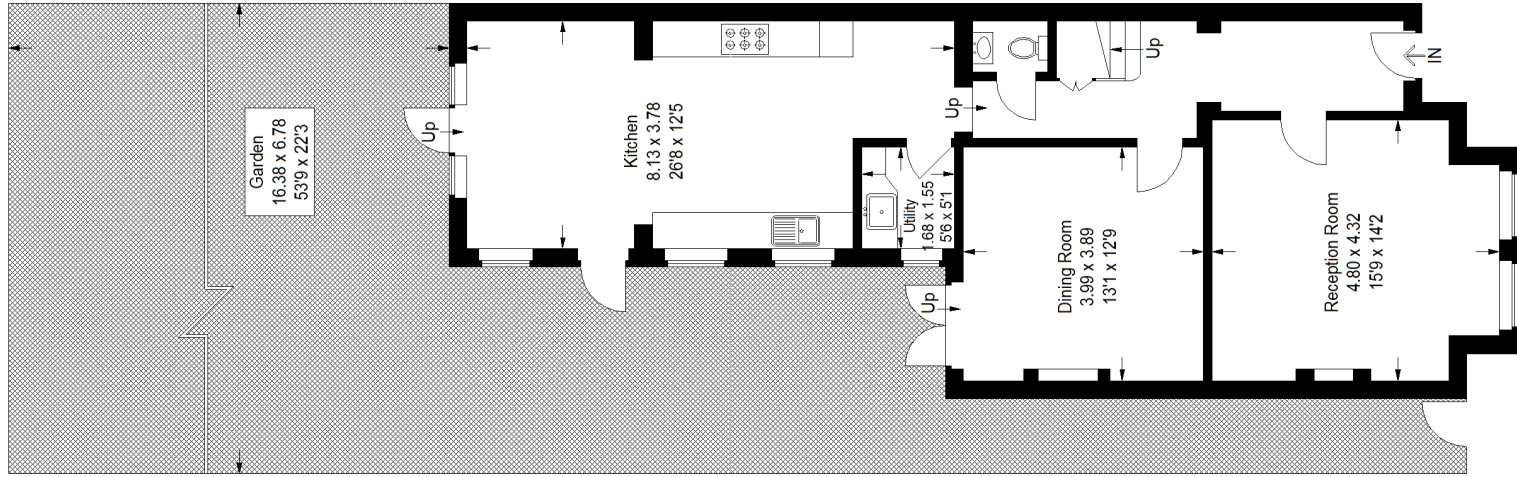
## South Croxted Road, SE21

Approximate Gross Internal Area

Ground Floor = 82.1 sq m / 884 sq ft

First Floor = 80.1 sq m / 862 sq ft

Total = 162.2 sq m / 1746 sq ft



**Ground Floor**

**First Floor**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 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.

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.