



Amott Road , SE15
£2,000 pcm

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In general

- Two double bedrooms
- Additional study
- Split level
- Adjacent to The Gowlett
- No HMO available
- Available mid February

In detail

Spacious, bright and ideally-located two double bedroom split-level period conversion between East Dulwich and Peckham Rye.

Boasting over 870 Sq Ft of internal space across the top two floors of this striking building. There are two comfortable double bedrooms as well as an additional study, a 15-ft bay-fronted reception with separate kitchen and a family bathroom.

Amott Road is enviably-located for the independent shops, bars and restaurants of Bellenden Road, Lordship Lane and North Cross Road as well as the plentiful parks and green spaces. There are strong transport links into The City and West End from Peckham Rye station (0.6 miles) and East Dulwich station (0.5 miles) as well as the bus/cycle routes through the neighbouring Nunhead, Camberwell and Dulwich Village.

EPC: D | Council Tax Band: C | Unfurnished | Available from mid February | Holding Deposit: £461.54 | Security Deposit: £2,307.69



Floorplan

Amott Road, SE15

Approximate Gross Internal Area

Ground Floor = 1.4 sq m / 15 sq ft

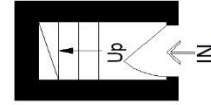
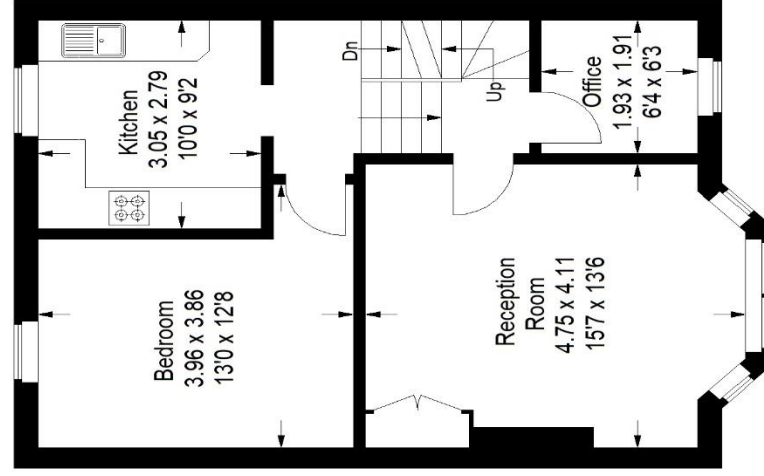
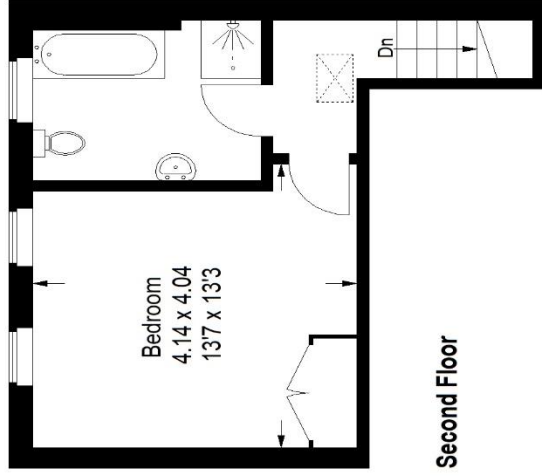
First Floor = 53.0 sq m / 570 sq ft

Second Floor = 27.2 sq m / 293 sq ft

Total = 81.6 sq m / 878 sq ft



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



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