



Dulwich Road, SE24 | £2,500 Per Calendar Month

02087029555

hernehill@pedderproperty.com

pedder
We live local

In General

- Excellently presented
- Generous Double Bedroom & secondary room for working from home
- Modern Kitchen & Bathroom
- Communal Garden
- Close to Herne Hill Station
- Close to Brockwell Park
- Furnished or Unfurnished

In Detail

Pedder are proud to present a two-bedroom ground floor flat located on the ever-popular Dulwich Road, SE24.

This excellently presented home offers a stylish and comfortable living environment, with features such as a bright and well-proportioned reception room, a modern fitted kitchen with contemporary units and integrated appliances, and a sleek, modern bathroom finished to a high standard. Both bedrooms are generously sized, providing flexible living and working space.

Ideally positioned for the amenities of Herne Hill and Brixton, as well as excellent transport links and green open spaces, this superb flat combines convenience with quality living in a sought-after South London location.

EPC: D | Council tax band: C | Furnished/Unfurnished | Available: end of May | HD: £576.92 | SD: £2,884.61



| Energy Efficiency Rating | | Current | Potential |
|---|---|--------------|------------|
| Very energy efficient - lower running costs | | | |
| (B2 plus) | A | | |
| (B1-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 76 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive | 2002/91/EC |

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.

