



Holmdene Avenue, SE24 | £5,200 Per Calendar
Month

02087029555

hernehill@pedderproperty.com

pedder
We live local

In General

- Five double bedrooms
- Additional office and study
- Two bathrooms and additional w/c
- Popular are in the north Dulwich triangle
- Open plan kitchen leading into dining room
- Lots of natural light through large bay windows and glass roof in office

In Detail

A spacious five double bedroom, two bathrooms to rent in Herne Hill.

The house offers large living spaces spread over of three floors, comprising of a good size open plan kitchen/dining with separate office space leading out onto to a beautiful garden with decking. A bright living space at the front, five double bedrooms and two well-appointed family bathrooms on the first and second floors and along with a study.

This home is exceptionally well presented, with high ceilings and large bay windows it offers fantastic light throughout.

The property is located in the North Dulwich Triangle area and right in the heart of Herne Hill, close by to local amenities, such as cafes and Brockwell Park.

No HMO licence, therefore unfortunately not for sharers.

Good transport links offered by both Herne Hill (London Victoria and City Thameslink) and North Dulwich (London Bridge) Stations.

Early viewing is highly recommended.

EPC: E | Council Tax Band: G | Offered Unfurnished | Available August | HD: £1,200 | SD: £7,200



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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.