



MILKWOOD ROAD, SE24  
£1,700 PER MONTH PART FURNISHED

## A WELL PRESENTED ONE DOUBLE BEDROOM VICTORIAN CONVERSION WITH A PRIVATE GARDEN IN HERNE HILL

Herne Hill | 0207 501 8950 | hernehill@winkworth.co.uk

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

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### DESCRIPTION:

We are delighted to present this ground floor Victorian conversion located in Herne Hill. This property briefly comprises of: a bright semi open-plan kitchen/reception/diner with a French doors giving access to the patio garden. The kitchen is equipped with a washing machine, a new gas cooker & electric oven and a fridge/freezer. The modern bathroom has a shower over the bath, a wash hand basin and a WC. Located to the front is a large double bedroom with laminate wood floors and a bay window to front, perfect for flooding in natural light. The property is double glazed throughout, and the standout feature of this apartment is the mature, planted patio garden, perfect for summer entertaining and al-fresco dining. Milkwood Road is a quiet tree-lined residential street which consists of mainly terraced pretty mid-Victorian properties. There are many restaurants and independent coffee shops/cafes as well as easy walking access to Brockwell Park with its iconic Lido. Well-located for transport at Herne Hill mainline train station (Thameslink) - the property is perfect for easy commuting to the City and West End and close to several local schools. This spacious apartment is in excess of 470 Sq. Ft. and would ideally suit a couple or a single professional and is offered on a part-furnished basis and available from the 01st August.

### AT A GLANCE

- Period
- Ground Floor Victorian Conversion
- Semi Open-Plan Living
- One Double Bedroom
- Private Garden
- Modern Bathroom
- Part Furnished
- Available 01st August




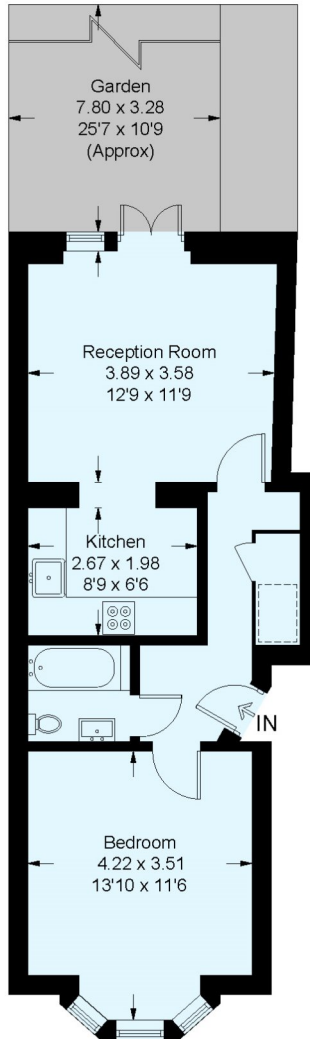


# Milkwood Road, SE24

Approximate Floor Area = 43.7 sq m / 470 sq ft  
Including Limited Use Area (1.0 sq m / 11 sq ft)



 = Reduced head height below 1.5m



**Ground Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID840627)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Deposit:** 5 weeks rent

**Holding Deposit:** 1 weeks rent

**Council Tax Band:** B

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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