



DALKEITH ROAD, SE21
£2,500 PER MONTH FURNISHED

A CHARMING EDWARDIAN MAISONETTE IN
HERNE HILL: SPACIOUS, LIGHT-FILLED, AND
PERFECTLY LOCATED.

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:

This three-bedroom Edwardian terraced Maisonette is set on a quiet residential street in Herne Hill just a short walk to the station, Dulwich Village, and the lovely Brockwell Park. The property features a spacious reception room with large windows that let in plenty of natural light, and a period fireplace adding to the character. The dining room is perfect for entertaining and has ample space for a large dining table. The modern kitchen is fitted with sleek white cabinets, integrated appliances, and has a window overlooking the rear garden, providing a pleasant view while you cook. The master bedroom is bright and airy, with ample storage space and another period fireplace. The second bedroom is also well-sized, with plenty of room for a double bed and additional furniture. The third bedroom is ideal for a child's room or a home office. The family bathroom is modern and well-appointed with a bath and overhead shower. The hallway is long and well-lit, providing access to all rooms and adding to the spacious feel of the property. The property is available from the 1st of September on a furnished basis. Ideally located for the amenities and transport links of Herne Hill and West Dulwich and also only a short walk to the ever-popular Dulwich Village. The property is also in close proximity of both Rosendale Primary School and Dulwich College.

AT A GLANCE

- Three-bedroom Edwardian maisonette
- Quiet residential street
- Short walk to station
- Spacious reception room
- Modern kitchen with appliances
- Bright and airy master bedroom
- Well-appointed family bathroom
- Available 1st September, furnished

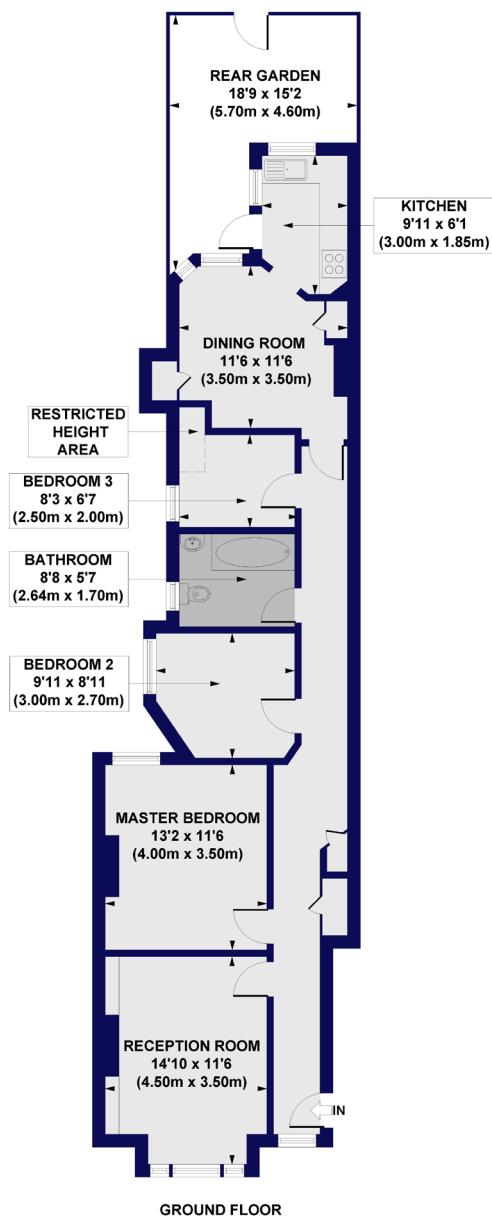




Dalkeith Road, SE21

Approx. Gross Internal Floor Area 924 sq. ft / 85.83 sq. m (Including Restricted Height Area)

Approx. Gross Internal Floor Area 914 sq. ft / 84.87 sq. m (Excluding Restricted Height Area)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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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 deposit

Holding Deposit: 1 weeks deposit

Council Tax Band: D

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
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		68	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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