

**TO LET**



samuel estates  
Lettings & Sales

**Keston Road, East Dulwich, SE15**

**£1,650.00 PCM**

 **1**

 **1**

  
**samuel estates**  
YOUR PROPERTY • OUR BUSINESS

## Property Description

A stunning one-bedroom top floor flat located on this highly desirable and quiet Keston Road, East Dulwich, SE15. The property is in immaculate condition throughout, boasting a spacious open-plan Kitchen, living Room, a good-sized double bedroom, a modern three piece bathroom with shower over bath.

The property is located a short walk to East Dulwich Station offering you excellent transport links. The large open spaces of Peckham Rye Common is also around the corner along with many excellent restaurants, pubs, bars and plenty of local shops.

Viewings strictly by appointment with Samuel Estates, contact us now to arrange a viewing. This property will go fast!

## Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



## Material Information

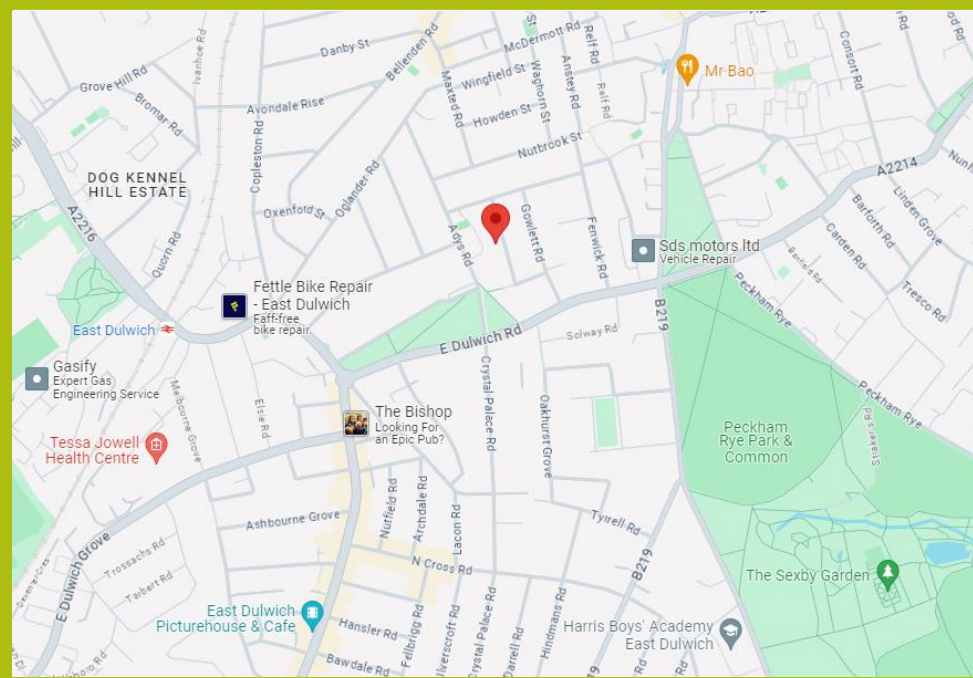
Date Available – 07/08/2024

Holding deposit amount – £380

Security Deposit amount (Five weeks rent) – £1,903.00

Council Tax Band – C

Local Authority – SSWark Council



**Property Type**  
Flat (Top Floor Flat)



**Construction Type**  
Brick



**Parking**  
Parking Permit



**Listed Building Status**  
None



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Gas - Mains



**Broadband**  
Cable



**Mobile Signal**  
Good Coverage



**Flood Risk**  
*Has the property been flooded in the past five years: NO*  
Level of Risk: None



**Proposed Development in Immediate Locality?**  
None



**Balham**  
45 Bedford Hill,  
London, SW12 9EY  
☎ 020 8673 4666

**Colliers Wood & Wimbledon**  
30 Watermill Way,  
London, SW19 2RT  
☎ 020 8090 9000

**Streatham**  
432/434 Streatham High Road  
London, SW16 3PX  
☎ 020 8679 9889

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 71   c  | 77   c    |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

