

TO LET



Hurst Street, Herne Hill, SE24

£2,300.00 PCM

 **2**

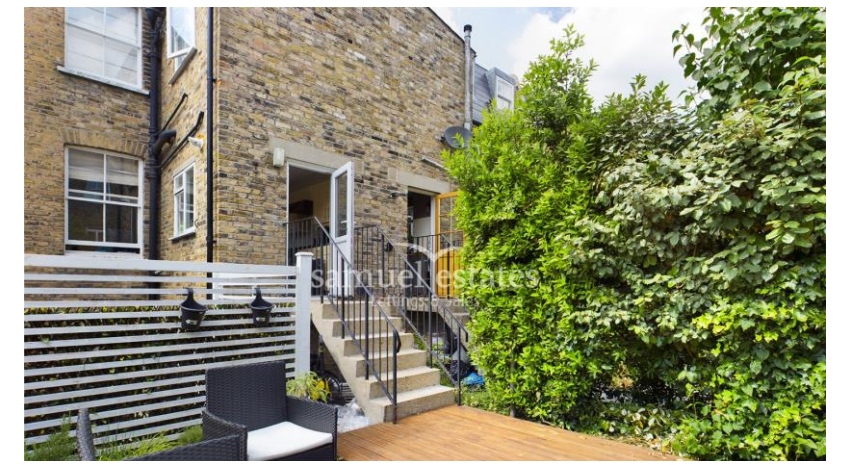
 **1**


samuel estates
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Property Description

A superb two bedroom maisonette in the heart of Herne Hill. This stunning property comprises of two double bedrooms, living room with doors leading to a dining room/study, separate modern kitchen, a three piece bathroom with shower over bath and a private garden.

The property is just moments from Herne Hill Station and also the local amenities of Herne Hill such as Bracknell Park. Brixton is also nearby and only a ten minutes walk.



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

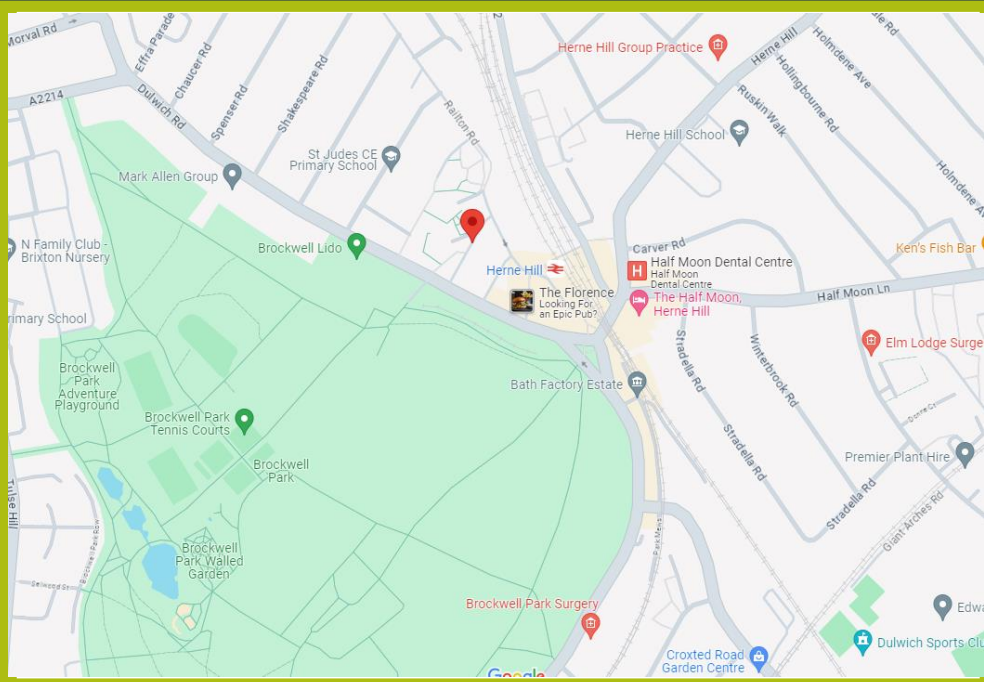
Date Available – 19/09/2024

Holding deposit amount – £530

Security Deposit amount (Five weeks rent) – £2,653.00

Council Tax Band – D

Local Authority – Lambeth Council



Property Type

Maisonette (Ground Floor)



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



Ground Floor Building 1



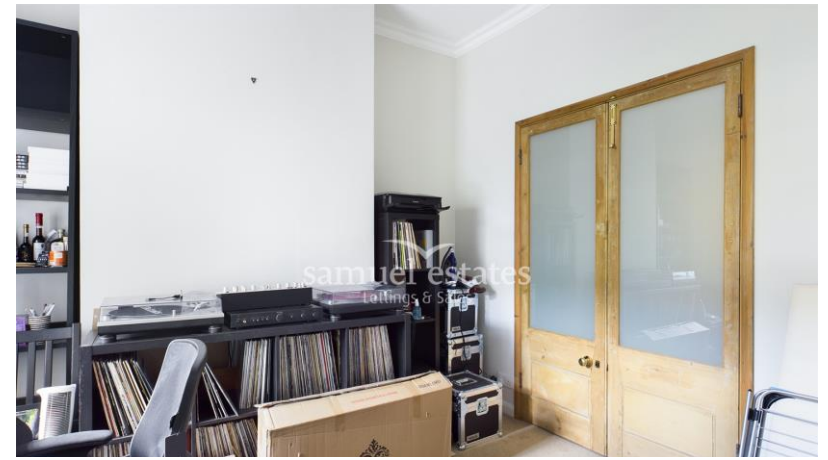
1st Floor Building 1

Approximate total area⁽¹⁾
721.13 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G	70	75
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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
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☎ 020 8679 9889

