

TO LET



Samuel Estates
Lettings & Sales

Stonehills Court, College Road, Dulwich, SE21

£2,200.00 PCM

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Property Description

This stunning and spacious three-bedroom split-level flat is situated in the sought-after Stonehill Court on College Road, Dulwich, SE21. The property features a generous living room with a charming feature fireplace, a beautifully designed, fully integrated kitchen with ample dining space, three double bedrooms, and a modern three-piece bathroom with a shower over the bath. Additional highlights include a private garage and access to a large communal garden.

Ideally located just a short walk from Sydenham Hill Train Station (Southeastern), the property is close to Dulwich's excellent amenities, including the expansive Dulwich Park, a variety of fantastic restaurants, pubs, and shops. The area is also within the catchment of several outstanding-rated primary and secondary schools. This property is perfect for a couple or a young family seeking additional space in a prime location for both entertainment and raising children

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

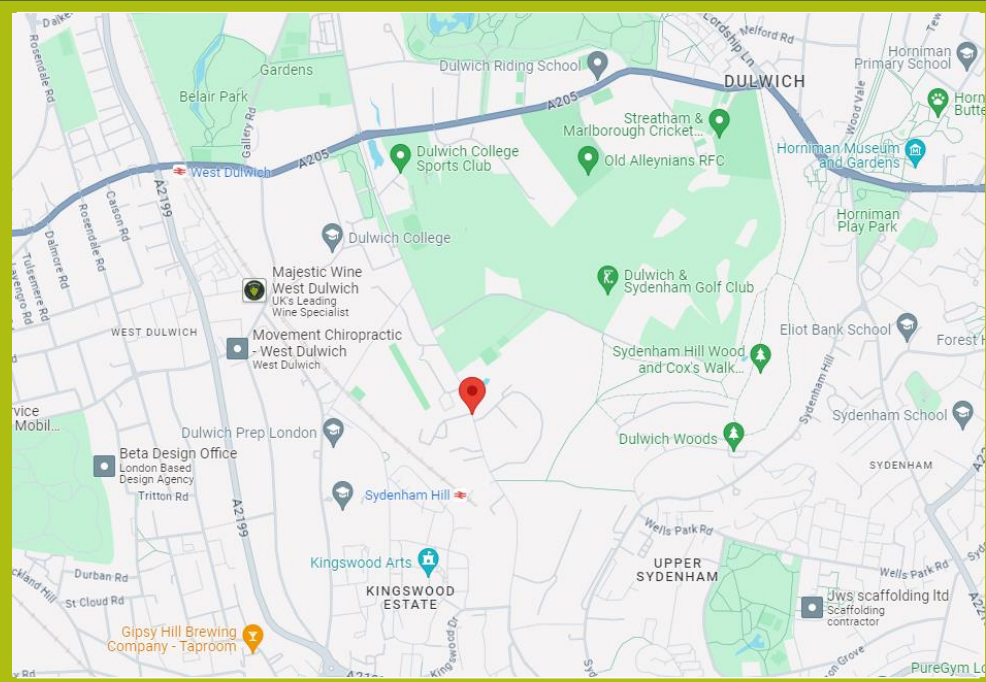
Date Available – 21/09/2024

Holding deposit amount – £507

Security Deposit amount (Five weeks rent) – £2,538.00

Council Tax Band – E

Local Authority – SSWark Council



Property Type

Maisonette (First Floor)



Construction Type

Brick



Parking

Garage



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



Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾
753.23 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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