

Merredene Street | London, SW2



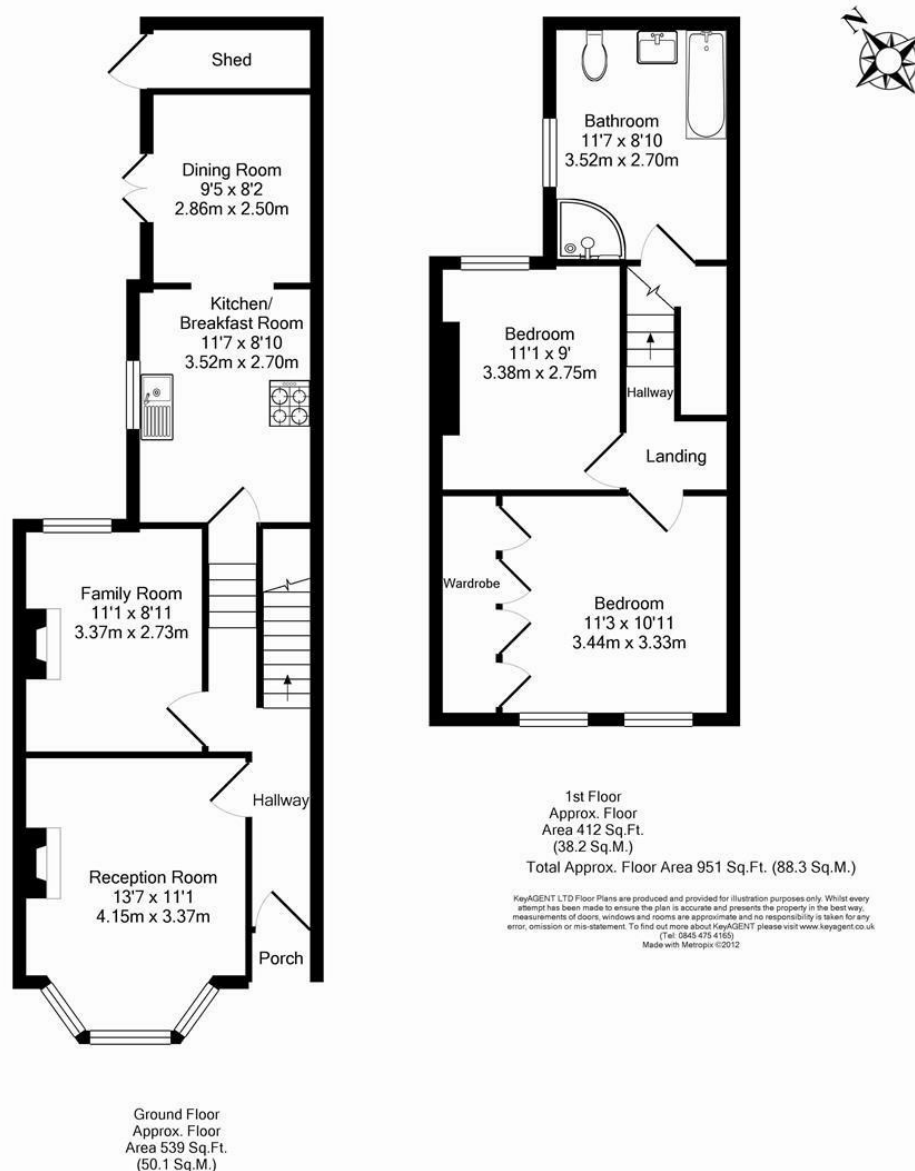
£2,600 PCM

- Two double bedroom house • Two reception rooms • Private garden • High standard finish • Sought after residential road • On street residents permit parking available on application (TBC)

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A very rare opportunity to rent this stunning two double bedroom terraced Victorian house on a peaceful residential road close to Brixton Hill. The house retains much of its period character and it is finished to a high standard. A welcoming hallway, with William Morris wallpaper leads to two beautiful reception rooms (one currently set up as a study) and a large extended modern kitchen/dinner opening onto a narrow private patio garden. There are 2 double bedrooms and a fabulous bigger than average bathroom with a bath and a separate shower cubicle. The property also benefits from double glazed sash windows and ample storage. It is located within a short walk of traditional Elm Park Tavern and it is only 5 minutes away from Brixton Hill parade with its fantastic selection of bars & eateries (such as The Fish Lounge, Curry Paradise, the White Horse Pub, Pizza Brixton, Stir Coffee & Cafe on the Hill). Brixton town centre, which is home to Brixton Village, Ritzy Cinema, Brixton Academy and Pop Brixton as well as many more bars and shops is within 15 minutes' walk or few bus stops away. Transport links include Brixton tube station, mainline station and numerous buses to the City and West End. Beautiful Brockwell Park is only within a 5 minute walk. Available from mid December preferably as unfurnished. Please note photos were taken prior to the current tenancy. Council tax band D (Lambeth). Monthly rent is £2600. Deposit: £3000. EPC= E.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These particulars are designed to provide a guideline only and cannot be relied upon as a statement of fact. The description represents the opinion of the author and is not intended to provide false or misleading information. Any prospective purchaser should make further checks on its accuracy. All measurements are approximate and floorplans are for representation only.



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