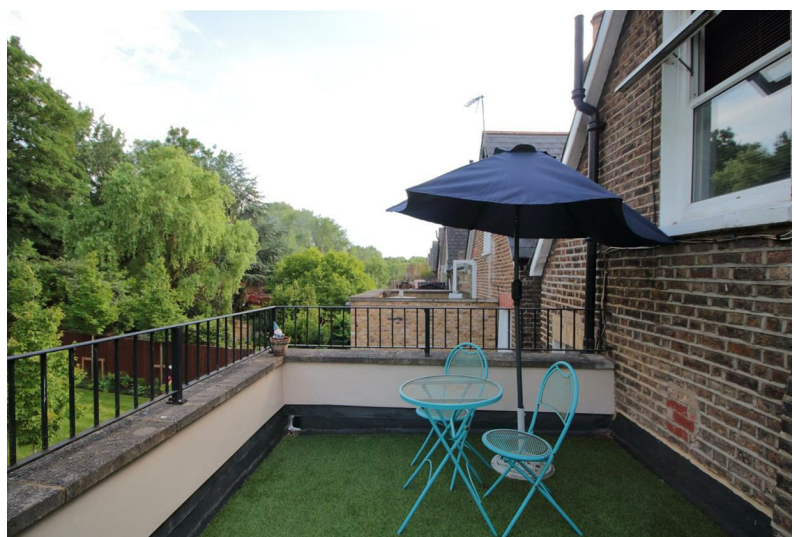




£2,000 PCM

- Two bedroom conversion flat • Private roof terrace • Sought after location • High standard • On-street parking • Leasehold covenants may apply

Marmora Road | London, SE22



A stunning two bedroom split-level conversion flat with a private roof terrace on a desirable residential road in East Dulwich. This top floor property is finished to a high standard and feels very homely. It features a cosy open plan kitchen/reception, 2 good sized double bedrooms (one currently set up as an office), a fabulous bathroom and amazing private roof terrace. Transport links are excellent with 3 stations being nearby. It is also close to the park and other amenities. Available as part furnished from mid December. Please note photos were taken prior to the current tenancy. Monthly rent: £2000. Deposit: £2307. Council tax band C (Southwark). EPC=D.

Marmora Road

Approximate Gross Internal Area = 772 sq ft / 71.8 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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.



Eden Harper
3 Arlington Parade, Brixton Hill, Brixton, SW2 1RH
0207 274 3111
brixsales@edenharper.com
www.edenharper.com