



Warmington Road, SE24 | £2,900 Per Calendar
Month

02087029555

hernehill@pedderproperty.com

pedder
We live local

In General

- Three bedroom apartment
- Occupying top two floors
- Fully renovated to a high standard
- Brockwell park nearby
- Great transport links
- Available Mid July
- Furnished/Unfurnished

In Detail

We are delighted to offer this spacious split-level three bedroom flat occupying the entire top two floors of this impressive semi-detached house.

This property is perfect for two sharers who need an extra room for office space or a young family looking to move into the area for the amazing family friendly location and local schools nearby.

The front reception room has two large windows affording plenty of light, fully integrated kitchen with a dishwasher, washing machine, gas hob & oven and a microwave. The property has just been fully renovated to a high standard with beautiful dark wood floorings and new carpets in the hallways and bedrooms. The bathroom is brand new with a bathtub/shower combo and all 3 bedrooms are large with enough space for double beds and wardrobes/desk to fit inside.

Warmington Road is a sought after residential road just off of Half Moon Lane which brings the delights of Brockwell Park with its lido & cafe around the corner. Central Herne Hill offers a popular range of restaurant & shopping amenities, Herne Hill railway station offers rapid links to central London (Victoria, Thameslink, Blackfriars) and North Dulwich is just down the road going into London Bridge and out towards Beckenham Junction.

Local schools include Judith Kerr Primary School (0.1 miles), Herne Hill School (0.3 miles), North Dulwich Charter (.4 miles) and JAGs (0.5 miles)

EPC: E | Council Tax Band: D | Available end of May | Offer Furnished/Unfurnished | Holding Deposit: £669.23 | Security Deposit: £3,346.15



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	

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

