



The Gardens, SE22 | £2,350 Per Calendar Month

02087028222

eastdulwich@pedderproperty.com

pedder
We live local

In General

- Two bedrooms
- Period conversion
- Private terrace
- Sash windows
- AVAILABLE NOW

In Detail

A Victorian two-bed apartment to let in this very popular location in East Dulwich, with a private terrace, large sash windows giving lots of natural light, integrated appliances, wooden floors and a modern shower room. Additionally, the apartment also has access to a private terrace.

The Gardens is well located for local amenities with Peckham Rye Park just a stones throw away as are many bus links and both Peckham Rye and East Dulwich rail stations are within a short walk. An array of shops, cafes, bars and restaurants can be found within a short radius with a handful dotted on local roads and Lordship Lane is less than 10 minutes on foot.

EPC: C | Council tax band: C | Unfurnished | Available now | HD: £542.31 | SD: £2,711.54



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82-100)	A		
(61-80)	B		
(49-60)	C		
(35-48)	D		
(20-34)	E		
(1-19)	F		
Not energy efficient - higher running costs			
(1-19)	G	71	78
EU Directive 2002/91/EC			
England & Wales			

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.

