



## 23 Hardcastle House

Marmont Road, London, SE15 5TA

£2,995 Per month



# 23 Hardcastle House



## Description

This well proportioned four bedroom apartment is located within a well maintained, purpose built building. The flat is located in central Peckham.

The property is ideal for students and sharers alike. Each bedroom is furnished with bed, wardrobe, chest of drawers and work desk providing an ideal study area and bedroom retreat. The living room is a generous size benefitting from a balcony.

The kitchen is well appointed with ample cupboard space, cooker/ hob, fridge freezer and washing machine.

The bathroom has been recently fitted and there is a separate cloakroom. A private balcony can be accessed off one of the bedrooms.

Marmont Road is situated in a perfect location, just a ten minute walk of Peckham Rye and Queens Road stations, offering access to London Bridge, Victoria and Blackfriars tube stations. Both stations are now part of the London Overground network with fast and frequent trains serving Clapham Junction,

- Four bedrooms
- Short walk to local amenities
- Excellent transport links
- Comes part furnished
- Ideal for students and sharers alike
- Modern appliances
- Living room with balcony
- Available from the end of March 2026



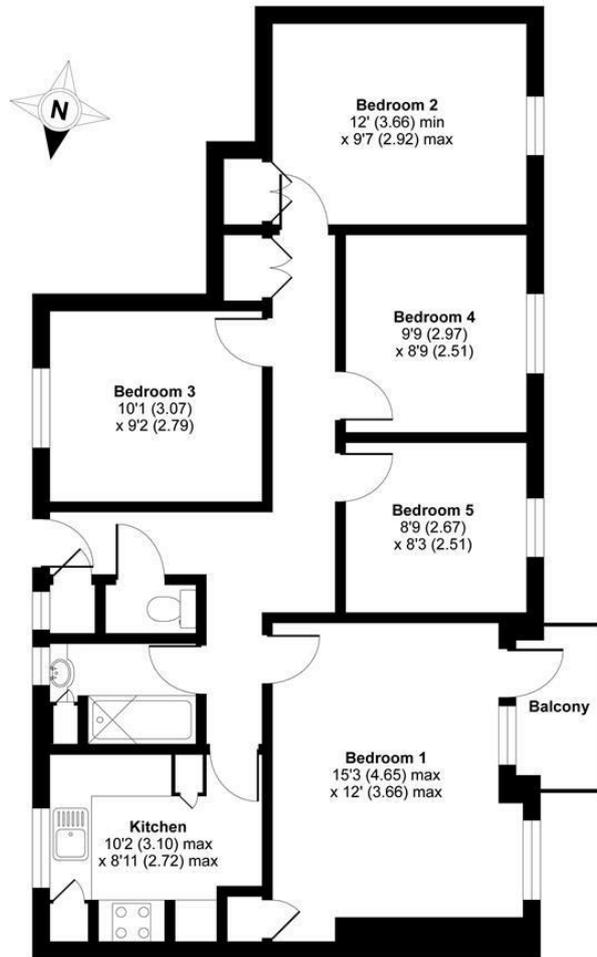


# Floor Plan

## Marmont Road, London, SE15

Approximate Area = 854 sq ft / 79.3 sq m

For identification only - Not to scale



FOURTH FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Aston Gray. REF: 758702.

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		58	64
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our Head Office Office on 03333444385 if you wish to arrange a viewing appointment for this property or require further information.

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