



**Gubyon Avenue, SE24 | £7,250 Per Calendar Month**

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# In General

- Six double bedrooms
- Three bathrooms
- Recently renovated
- Private garden
- Close to Brockwell Park
- Close to Herne Hill Station
- HMO applicable

# In Detail

Pedder is proud to introduce this beautifully renovated six-bedroom, three-bathroom home offering spacious, high-quality living in one of South London's most desirable neighbourhoods.

Finished to an exceptional standard throughout, the property combines modern design with generous room sizes, making it ideal for professional sharers or a large family.

The house features six well-proportioned bedrooms, three stylish contemporary bathrooms, and a bright, modern kitchen and living space designed for both comfort and entertaining. To the rear, a private garden provides a peaceful outdoor space.

Ideally located just a five-minute walk from Herne Hill station, the property offers excellent transport links into central London, while Brockwell Park is only a seven-minute stroll away, providing acres of green space, sports facilities, and the popular lido. With local cafés, shops, and amenities close by, this is a standout rental offering combining space, style, and location.

Early viewings are advised!

EPC: D | Council Tax: F | Available now | Furnished | HD: £1,673.07 | SD: £10,038.46



Energy Efficiency Rating		Current	Previous
Very energy efficient - lower running costs			
(B2 plus)	A		
(61-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		76	55

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