



## Holmdene Avenue, SE24

£1,850 per month *Unfurnished*



### KEY FEATURES

- Edwardian Conversion
- Split Level, First Floor
- Reception Room
- Fitted Kitchen
- One Double Bedroom
- Study
- Modern Bathroom
- Unfurnished

We are pleased to present this one bedroom with a study, first floor, split level, period conversion in good decorative order. Ideally located on this premier residential street in Herne Hill (North Dulwich Triangle).

This split-level apartment has a reception to front with two large sash windows, perfect for flooding in natural light. Adjacent to the reception room is a study perfect as a work from home space. There is a separate newly fitted kitchen equipped with the usual appliances including dishwasher. The modern metro tiled bathroom has a shower over the bath, a wash hand basin and a WC. as you step down, there is a large double bedroom with fitted wardrobes located to the rear of the property.

Holmdene Avenue is ideally located for the amenities and transport links of Herne Hill, the North Dulwich triangle, Dulwich Village and is close to the lovely Brockwell Park with its Iconic Lido. The property is offer on an unfurnished basis and is available now.

**Streatham**

020 8769 6699 | [streatham@winkworth.co.uk](mailto:streatham@winkworth.co.uk)

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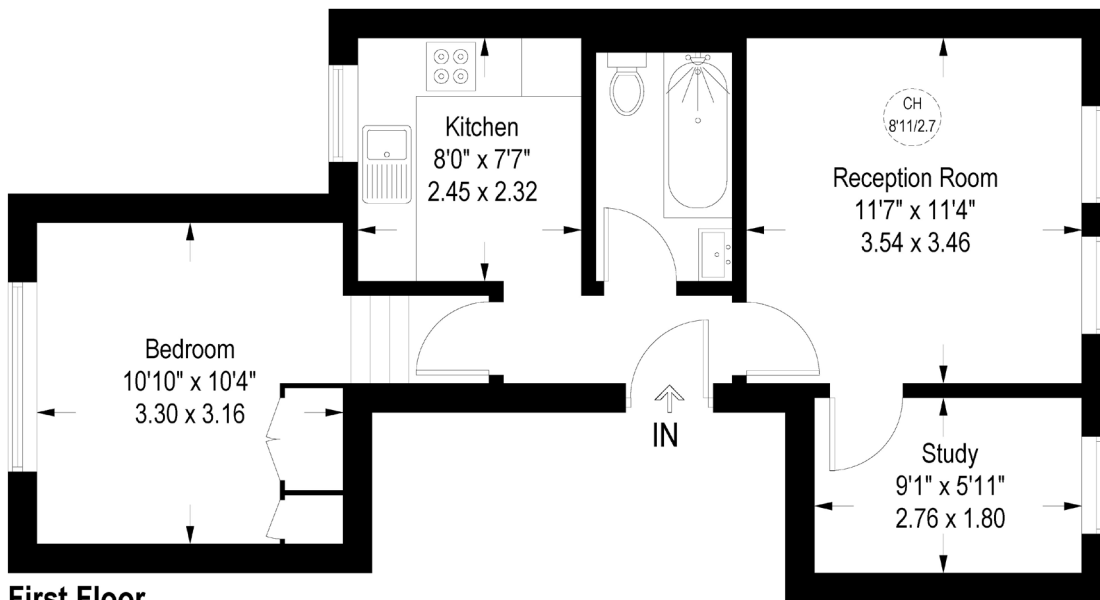






## Holmdene Avenue, SE24

Approximate Gross Internal Area = 458 sq ft / 42.6 sq m



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. (ID903192)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## MATERIAL INFO

**Holding Deposit:** £426.92 (1 weeks rent)

**Security Deposit:** £2134.61 (5 weeks rent)

**Council Tax Band:** C

**EPC rating:** C

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