

DULWICH ROAD, SE24  
**£1,700 PER MONTH FURNISHED**

## A MODERN FIRST FLOOR ONE DOUBLE BEDROOM FLAT CLOSE TO THE CENTRE OF HERNE HILL

Herne Hill | 0207 501 8950 | hernehill@winkworth.co.uk

**Winkworth**

for every step...

*winkworth.co.uk*





### DESCRIPTION:

We are delighted to present this modern first floor apartment which has been freshly redecorated by the Landlord. The property comprises of: a good size reception/diner, a modern fitted kitchen with integrated appliances and a double bedroom located to the rear of the property. There is also modern bathroom with a shower overhead, a wash hand basin and a WC. The property is available from the 25th of May 2023 on a furnished basis.

Early viewings are recommended.

### AT A GLANCE

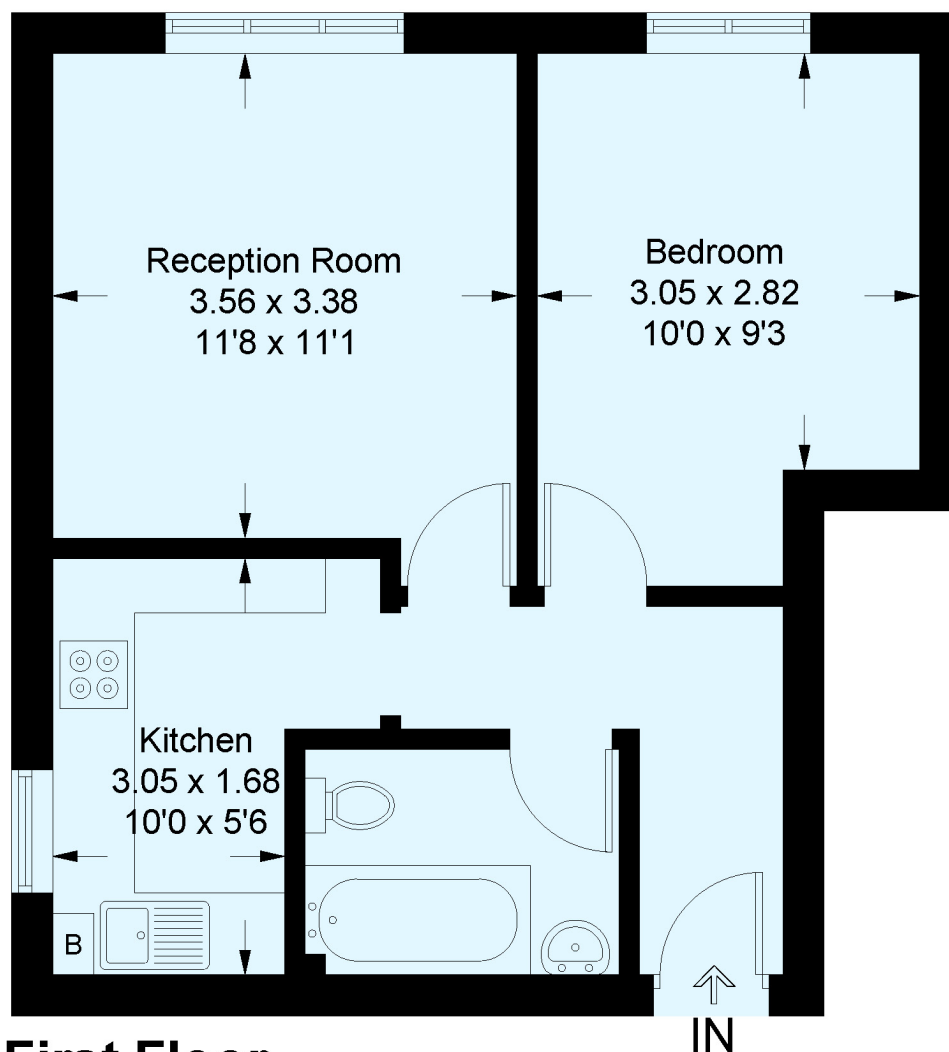
- First Floor
- Reception/Diner
- Modern Kitchen
- Double Bedroom
- Smart Bathroom
- Good Location
- Furnished
- Available 25th May 2023
- Council Tax Band: B (Lambeth)





## Dulwich Road, SE24

Approximate Gross Internal Area = 40.1 sq m / 432 sq ft  
Including Limited Use Area (1.0 sq m / 11 sq ft)



### First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID762966)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(82+) <b>A</b>	
(81-81) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
66	76
England, Scotland & Wales	
EU Directive 2002/91/EC	

Herne Hill | 0207 501 8950 | hernehill@winkworth.co.uk

# Winkworth

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.