



DALBERG ROAD, SW2
£3,200 PER MONTH FURNISHED

A GOOD SIZE THREE DOUBLE BEDROOM VICTORIAN HOUSE CLOSE TO BRIXTON AND HERNE HILL

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

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DESCRIPTION:

Available exclusively through Winkworth, we are delighted to present to let this beautifully appointed three double bedroom Victorian house. The property comprises: two good size reception rooms with wooden floors, a large kitchen diner equipped with the usual appliances, a washing machine/tumble dryer (located in the utility room in the cellar), three double bedrooms (all with fitted storage) and a family bathroom with a shower overhead, a wash hand basin and a W.C. There is an additional W.C located in the utility room. There is a private, sunny garden which is accessed via the kitchen, is perfect for summer entertaining. There is also a covered side access to the garden which is useful for bringing in your bicycles/prams. This property has a very warm, welcoming atmosphere and retains plenty of period features such as high ceilings, fireplaces and wooden floors. Available now and on a furnished basis, this property would be ideal for families or a couple. No HMO License = No Sharers of 3+.

AT A GLANCE

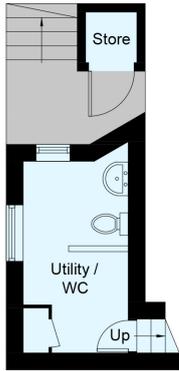
- Victorian House
- Double Reception Room
- Eat-in Kitchen
- Three Double Bedrooms
- Modern Bathroom
- Utility Room with W.C
- Cellar
- Garden with Side Access
- Furnished
- Available Now



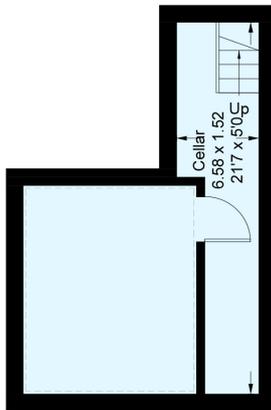


Dalberg Road, SW2

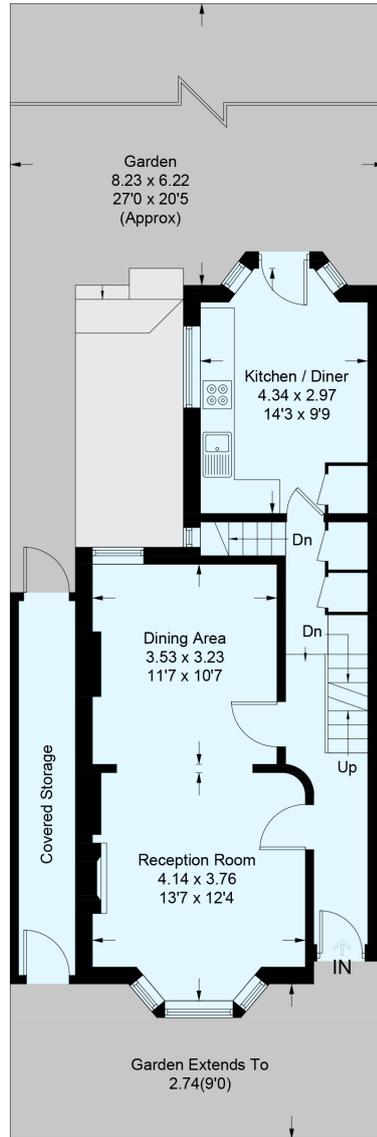
Approximate Floor Area = 105.4 sq m / 1134 sq ft
 Covered Storage = 6.6 sq m / 71 sq ft
 Cellar = 19.6 sq m / 211 sq ft
 Including Limited Use Area (11.3 sq m / 122 sq ft)
 Total = 131.6 sq m / 1416 sq ft (Excluding Store)



Lower Ground Floor
6.9 sq m / 74 sq ft

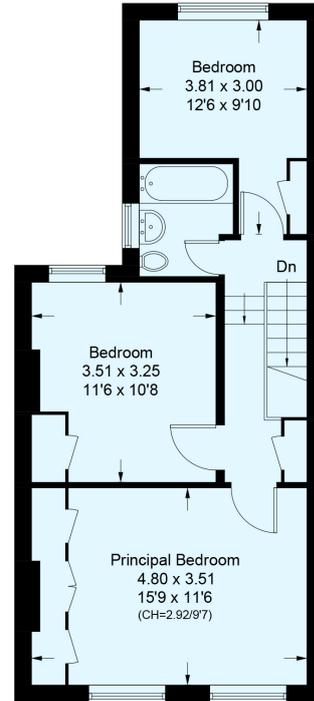


Cellar
19.6 sq m / 211 sq ft



Ground Floor
50.1 sq m / 539 sq ft

= Reduced head height below 1.5m



First Floor
48.4 sq m / 521 sq ft

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. (ID917576)

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	
(92) A	81
(81-91) B	
(69-80) C	
(54-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales EU Directive 2002/91/EC	

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