



Dumbarton Road, SW2

£3,800 per month *Part Furnished*



KEY FEATURES

- Four-bedroom house
- Reception room
- Open-plan modern kitchen/ reception with garden access
- Private rear garden
- Family bathroom
- Part-furnished
- Available now
- No HMO licence

A bright and spacious four-bedroom house ideally located just off Brixton Hill, offering generous living space and a private garden. Arranged over two floors, the property features a large reception room with high ceilings and a bay window, providing plenty of natural light and flexibility for both living and dining areas. To the rear, the modern open-plan kitchen/ reception offers ample worktop space, integrated appliances, and bi-folding doors opening directly onto a private garden — perfect for entertaining or relaxing outdoors. Upstairs, there are four bedrooms in total — three doubles and one single — along with a well-appointed family bathroom. The property is offered part-furnished and is available immediately.

Ideally positioned for the amenities of Brixton, the house is within easy reach of Brixton Underground (Victoria Line) and Herne Hill Station, offering excellent transport links into Central London. Brixton Hill provides a great range of cafés, restaurants, shops, and access to Brockwell Park, one of South London's most popular green spaces.

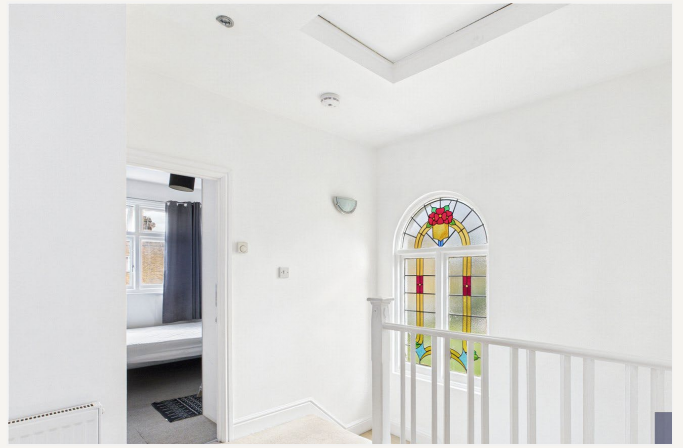
Please note: this property does not hold an HMO licence, and is therefore suitable for families, couples, or a maximum of two sharers.

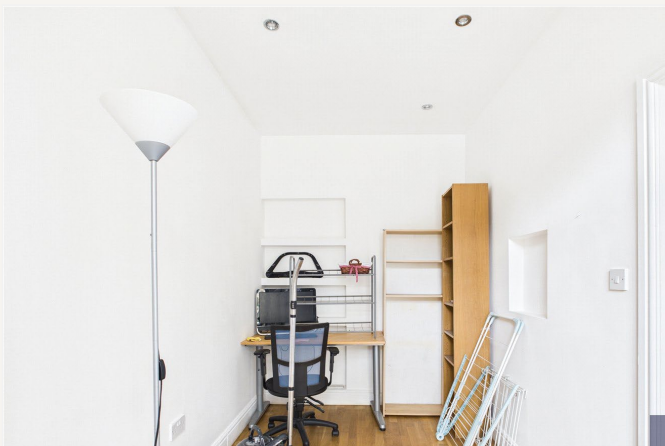
Herne Hill

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		82 B
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Holding Deposit: £876.92
Security Deposit: £4384.61
Council Tax Band: F
EPC rating: D

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