



Elm Park, SW2

£3,500 per month *Unfurnished*

3  2  1 

KEY FEATURES

- Three double bedrooms
- Additional study room
- Separate reception room
- Kitchen dining room
- Private patio garden
- Large family bathroom
- Utility room
- Basement storage
- Available now

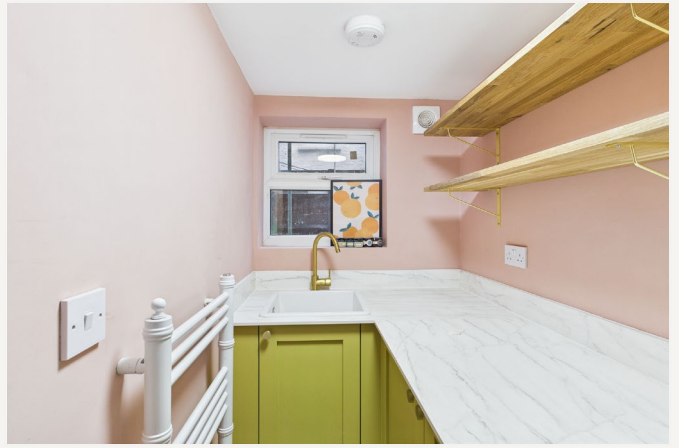
Set behind a handsome period façade, this substantial three-bedroom home with an additional study offers beautifully balanced living space across multiple levels, blending characterful proportions with practical modern living. The property has been comprehensively refurbished throughout within the last six months, with every room thoughtfully updated to a high standard. The ground floor opens into a welcoming entrance hall, leading through to a generous reception room positioned to the front of the property. This is a warm and comfortable space, ideal for relaxing, with period detailing and excellent natural light. To the rear, the home opens into a semi open-plan kitchen and dining room, thoughtfully arranged to create a sociable heart of the house. The kitchen is well fitted with ample storage and worktop space, flowing naturally into the dining area, which in turn opens directly onto a private courtyard garden – perfect for outdoor dining or everyday use. Also on this level is a downstairs WC and a separate utility room, keeping appliances neatly tucked away. From the WC, there is access down to a basement area, providing valuable additional storage. The upper floors accommodate three well-proportioned double bedrooms, all offering comfortable dimensions and flexibility for sharers, families, or home working. A separate study provides an ideal work-from-home space, nursery, or dressing room. The main bathroom is notably spacious, featuring a standalone bathtub, walk-in shower, wash basin, and WC, creating a calm and luxurious setting. Overall, the layout has been carefully arranged to maximise space, light, and functionality, making this a superb long-term rental opportunity. Elm Park is a quiet residential street well positioned for access to Brixton, Clapham, and Herne Hill. The area benefits from excellent transport links, with nearby stations offering direct services into Central London, including Victoria and London Bridge, alongside frequent bus routes. A wide range of cafés, restaurants, shops, and local amenities are close at hand, while Brockwell Park provides expansive green space just a short distance away.

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020 7501 8950 | hernehill@winkworth.co.uk

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Approximate total area*

110.5 m²1188 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Holding Deposit: £807.69 (1 weeks rent)

Security Deposit: £4038.46 (5 weeks rent)

Council Tax Band: E

EPC rating: D

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