

**TO LET**



**samuel estates**  
Lettings & Sales

**Keston Road, East Dulwich, SE15**

**£2,100.00 PCM**

 **2**

 **1**

**samuel estates**  
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## Property Description

A lovely two bedroom ground floor flat that is situated on the quiet and residential Keston Road, Dulwich, SE15. The property comprises of a good sized & modern open-plan kitchen/ living room with large bay windows which allows in plenty of natural light, two bedrooms, a stylish three piece bathroom and a lovely sun trap private garden.

The property is ideally located close to East Dulwich & Peckham Rye Train station that have excellent transport links. Plenty of amazing and popular bars, restaurants and local amenities are also on your doorstep.



## Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.

## Material Information

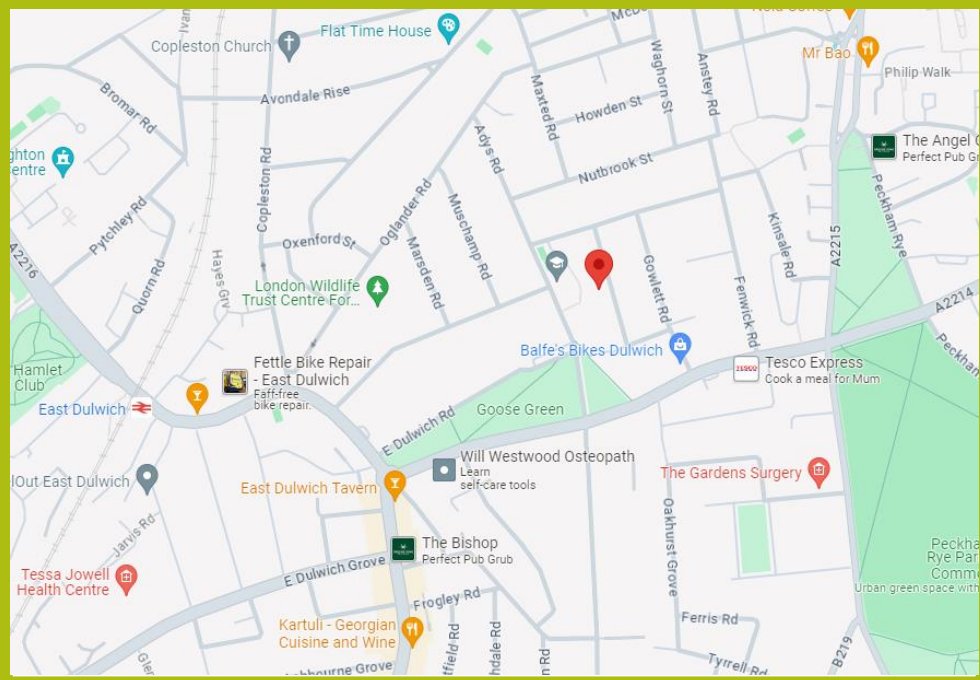
**Date Available – 29/04/2024**

**Holding deposit amount – £484**

**Security Deposit amount (Five weeks rent) – £2,307.00**

**Council Tax Band – C**

**Local Authority – Southwark Council**



**Property Type**  
Flat (Ground Floor)



**Construction Type**  
Brick



**Parking**  
Parking Permit



**Listed Building Status**  
None



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Gas - Mains



**Broadband**  
Standard / Superfast /  
Ultrafast



**Mobile Signal**  
Good Coverage



**Flood Risk**  
*Has the property been flooded in the past  
five years: NO*  
Level of Risk: Very Low Risk

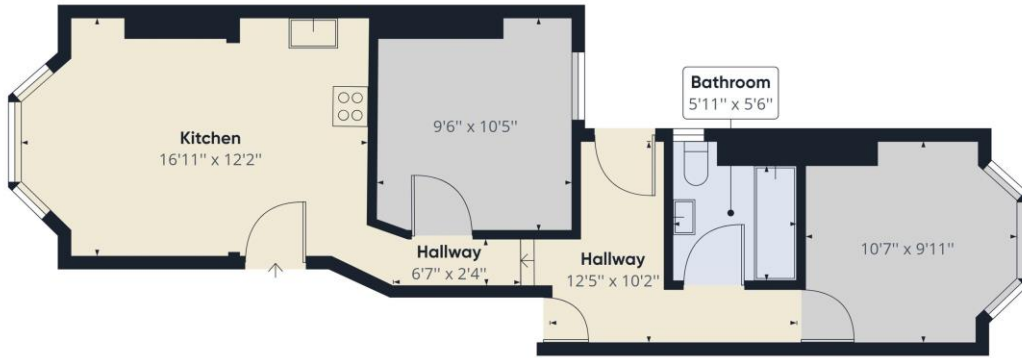


**Proposed Development  
in Immediate Locality?**  
None

Keston Road,  
London SE15 4JB



Floor -1



Ground Floor

Approximate total area<sup>(1)</sup>  
589.39 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>	70	76
39-54 <b>E</b>		

**Balham**  
45 Bedford Hill,  
London, SW12 9EY  
☎ 020 8673 4666

**Colliers Wood & Wimbledon**  
30 Watermill Way,  
London, SW19 2RT  
☎ 020 8090 9000

**Streatham**  
432/434 Streatham High Road  
London, SW16 3PX  
☎ 020 8679 9889

