

TO LET



Trossachs Road, East Dulwich, SE22

£1,650.00 PCM

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Property Description

A Charming ground floor garden flat with one double bedroom in a converted period property, nestled in a tranquil and highly desirable area near Lordship Lane. This delightful flat is a must-see, featuring a bright reception room with a bay window and period fireplace, a spacious fully equipped eat-in kitchen, a double bedroom with lofty ceilings, a bathroom, and a private garden.

Nestled in a quiet residential street with resident parking, this property is conveniently located less than half a mile from East Dulwich Station and the vibrant Lordship Lane, renowned for its array of independent shops, cafes, bars, and restaurants. It's also in close proximity to the new Charter School and Dulwich Community Hospital.



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

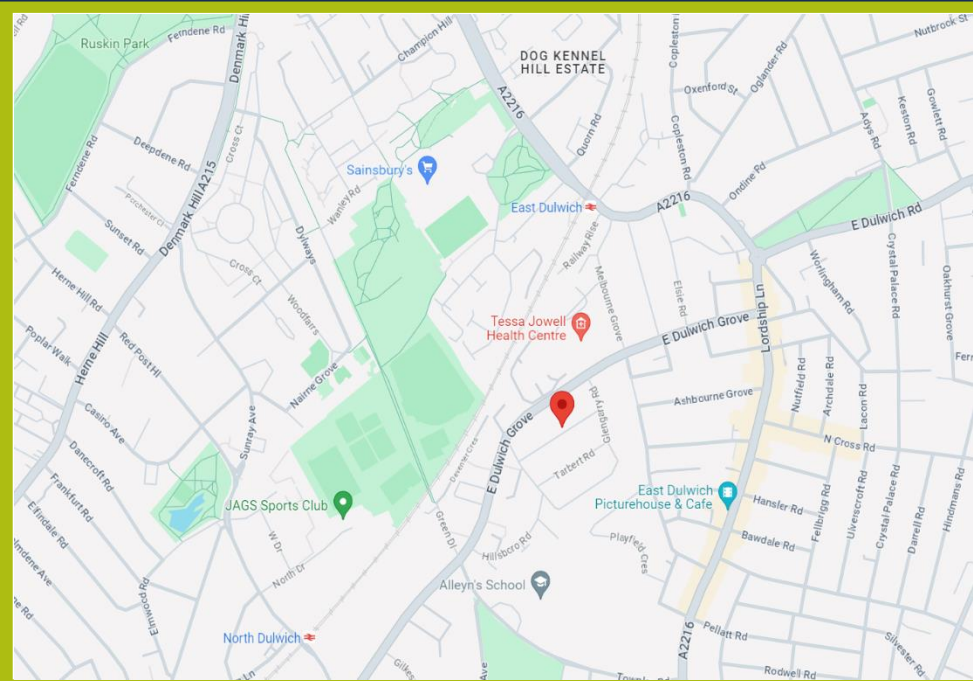
Date Available – 07/05/2024

Holding deposit amount – £380.76

Security Deposit amount (Five weeks rent) – £1,903.00

Council Tax Band – C

Local Authority – SSWARK 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 / Electric
Communal / Mains



Broadband
Excellent



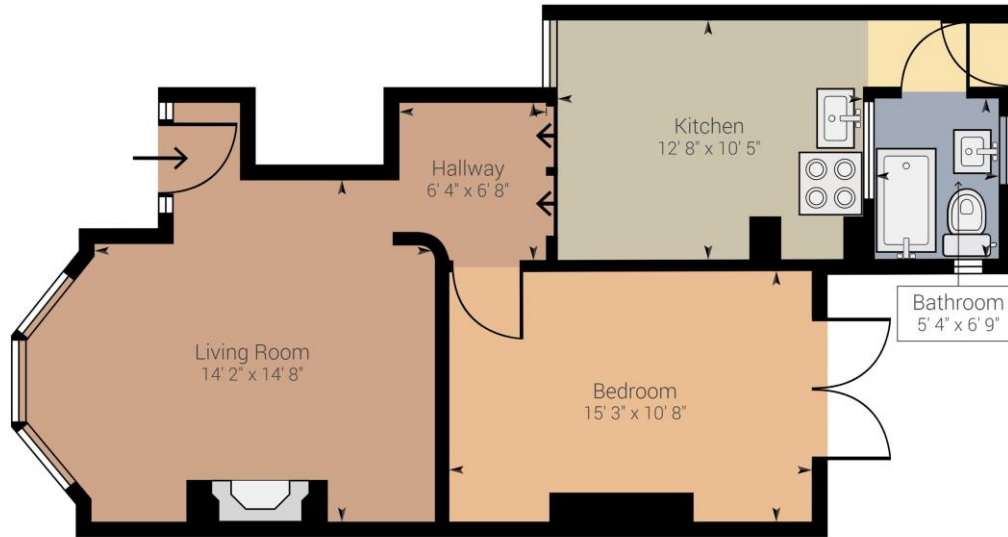
Mobile Signal
Excellent



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



Approximate net internal area: 617.26 ft²
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		
69-80 C		
55-68 D	66	78
39-54 E		

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

