

TO LET



Green Dale, Herne Hill, SE5

£2,100.00 PCM

 **2**

 **2**


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Property Description

A stunning and good sized two double bedroom, two bathroom apartment situated within the highly sought after and meticulously designed purpose-built complex on Green Dale, East Dulwich, SE5. This property boasts a spacious open-plan fully integrated kitchen and living area, offering ample room for dining. It features two sizable double bedrooms, a contemporary family bathroom complete with shower over bath, as well as an en-suite bathroom.

The property benefits from a communal elevator, an abundant of storage cupboards, floor-to-ceiling windows ensuring plenty of natural light, a delightful private balcony boasting picturesque views, gated parking, a communal roof terrace, and bicycle storage. Nestled on a serene residential street, yet conveniently minutes away from Denmark Hill and East Dulwich Overground Stations, this residence provides superb transport links to the West End & City, Kings College Hospital, and an array of amenities including Sainsbury's superstore, all within walking distance.

Ideal for sharers, a couple seeking additional space, or a growing family, this property offers the epitome of modern living.

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

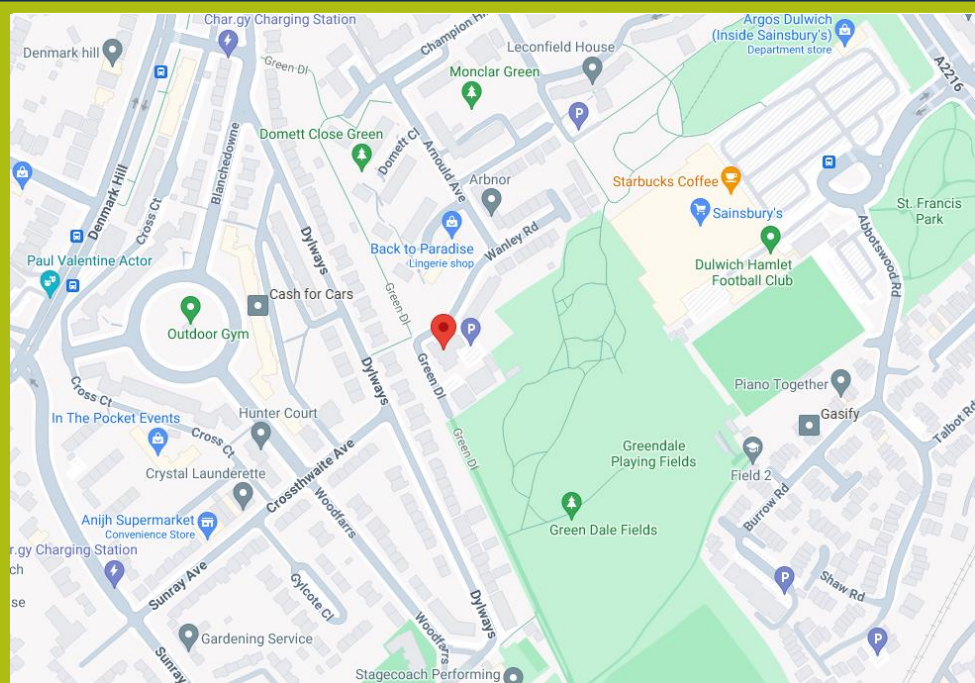
Date Available – 19/04/2024

Holding deposit amount – £484.00

Security Deposit amount (Five weeks rent) – £2,423.00

Council Tax Band – D

Local Authority – Southwark Council



Property Type
Flat (Purpose Build)



Construction Type
Brick



Parking
Allocated Parking



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric



Broadband
Superfast



Mobile Signal
Average

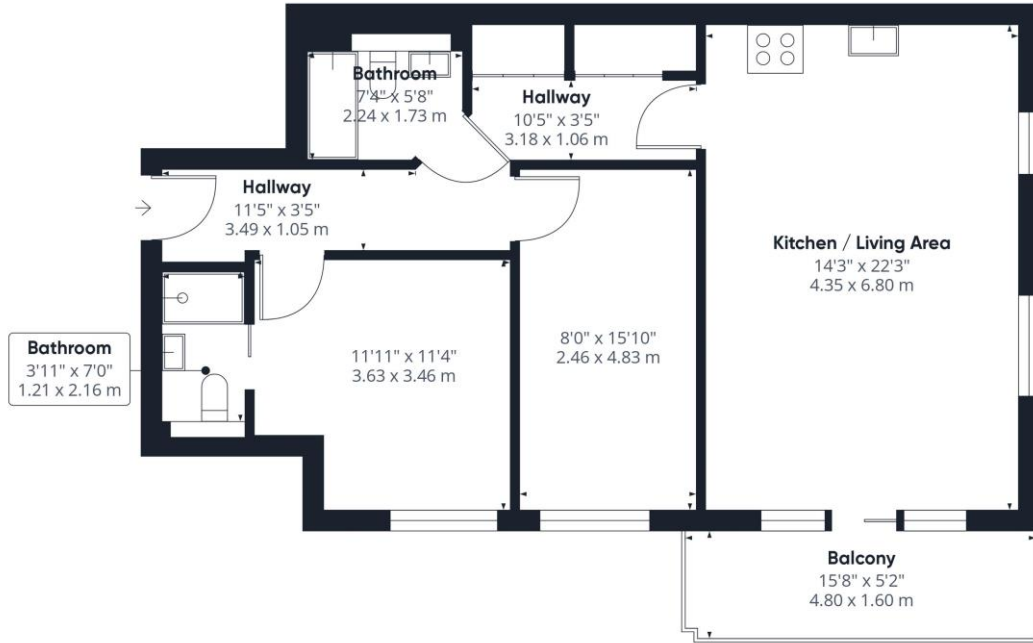


Flood Risk

Has the property been flooded in the past five years: NO
Level of Risk: None



Proposed Development in Immediate Locality?
None



Approximate total area*
792.47 ft²
73.62 m²

(*) 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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B	89	89
69-80 C		
55-68 D		

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45 Bedford Hill,
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