



DALKEITH ROAD, SE21
£2,900 PER MONTH UNFURNISHED

**A BEAUTIFULLY PRESENTED EDWARDIAN
MAISONETTE IN A PRIME LOCATION,
PERFECT FOR FAMILIES AND
PROFESSIONALS ALIKE**

Herne Hill | 0207 501 8950 | hernehill@winkworth.co.uk

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

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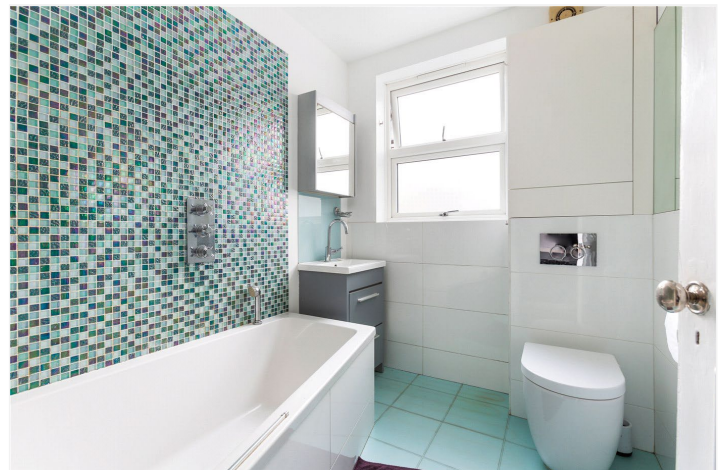
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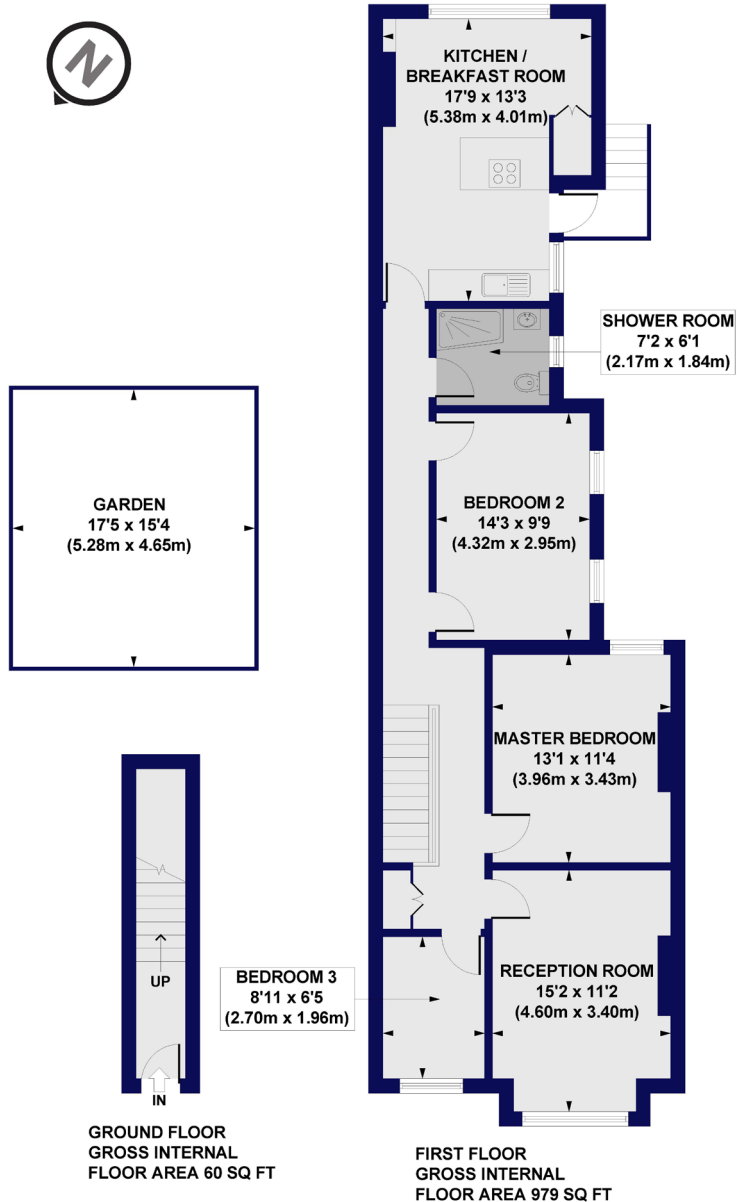
DESCRIPTION:

This charming Edwardian maisonette is situated on the desirable Dalkeith Road, a peaceful residential street in Herne Hill. The property effortlessly blends period charm with modern convenience, offering a beautiful home in one of London's most sought-after neighbourhoods. Located within walking distance of Herne Hill station, Dulwich Village, and the expansive Brockwell Park, the maisonette offers residents the perfect balance between the tranquillity of suburban living and the convenience of city access. As you enter the property, you are greeted by high ceilings and large windows that flood the rooms with natural light, accentuating the space and period features. The spacious reception room provides a perfect setting for both relaxing and entertaining, complete with original Edwardian fireplaces and period detailing. The property's modern kitchen, fitted with high-quality appliances, provides a practical space for culinary creations, with plenty of room for dining. The maisonette boasts two generously sized double bedroom with quiet views over the peaceful street and private garden. The bathroom has been finished to a high standard, with contemporary fixtures that perfectly complement the home's overall style. Outside, the private garden is an ideal space for al fresco dining and entertaining during the warmer months. Dalkeith Road is well known for its family-friendly atmosphere, with excellent transport links allowing easy access to central London from both Herne Hill and West Dulwich stations. Commuters will enjoy the quick journey into the city, while the local area offers a wealth of independent shops, cafés, and restaurants for weekend and evening enjoyment. Families will benefit from the proximity to several highly regarded schools, including Rosendale Primary School and Dulwich College, making it a highly desirable location for those with children.





Dalkeith Road, SE21
Approx. Gross Internal Floor Area 1039 sq. ft / 96.57 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Deposit: 5 weeks rent

Holding Deposit: 1 weeks rent

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	78
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-58) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

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