



DERONDA ROAD, SE24
£2,600 PER MONTH FURNISHED

ELEGANT URBAN LIVING: A SERENE OASIS IN THE HEART OF HERNE HILL

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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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DESCRIPTION:

This bright and airy two double bedroom flat, complete with a charming garden, has been meticulously decorated and furnished to an exceptionally high standard. The interior design features a neutral palette and modern décor, carefully chosen to create a serene and inviting atmosphere. Located on a tranquil residential street in Herne Hill, this property is perfectly situated for easy access to the amenities of both Herne Hill and Tulse Hill. The beautiful Brockwell Park is just a short stroll away, adding to the appeal of this lovely home. The flat offers two spacious double bedrooms, both equipped with large, fitted wardrobes, and an en-suite bathroom for the main bedroom in addition to a well-appointed family bathroom. There is a newly installed kitchen featuring a dishwasher and high-end Bosch appliances. The large reception room is highlighted by a striking marble fireplace. A generous dining area seamlessly connects to the reception space, and a welcoming entrance hallway provides ample storage. Additional highlights include solid oak flooring throughout and a state-of-the-art 55" Samsung Frame Art TV. Outside, the garden is a true oasis, fragranced by climbing roses and jasmine, and filled with a variety of cottage-style plants, providing a delightful space for relaxation and summer barbecues.

Deronda Road is a highly sought-after residential street known for its friendly community, complete with an annual street party. It is conveniently located near Herne Hill's famous Lido and offers easy access to Central London via nearby Herne Hill, Tulse Hill, and Brixton stations

AT A GLANCE

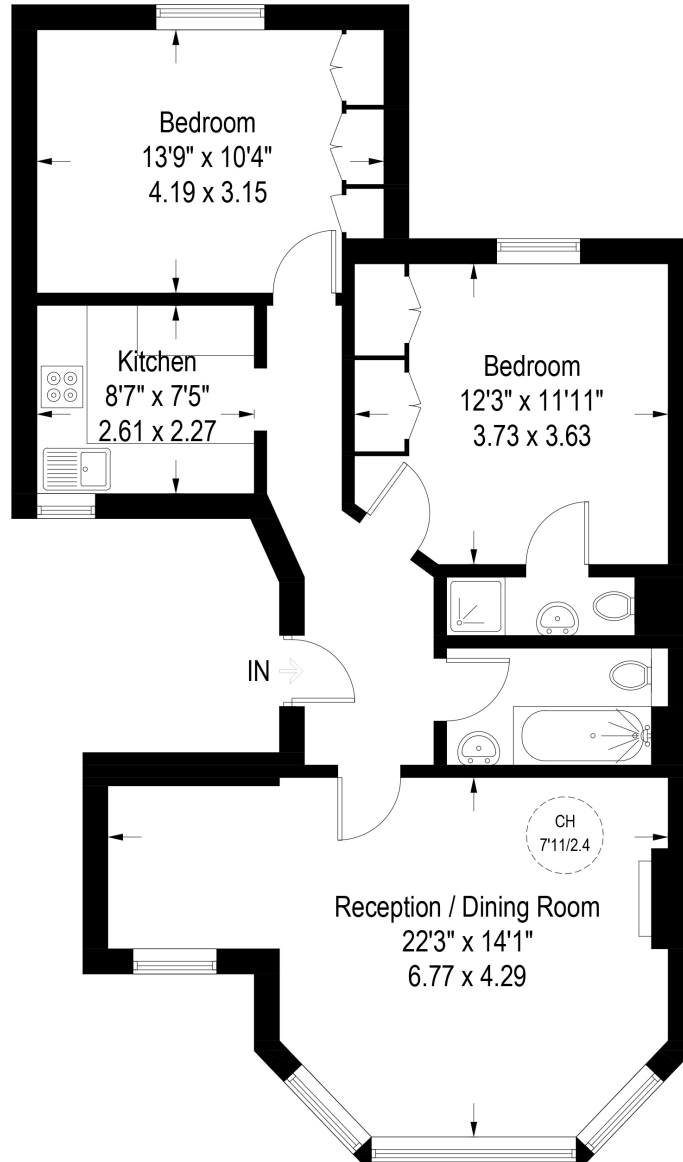
- Two spacious double bedrooms
- Newly installed Bosch kitchen
- Marble fireplace in reception
- Solid oak flooring throughout
- En-suite and additional bathroom
- Serene garden with roses
- Near Brockwell Park
- Easy access to transport
- Available from the 27 July
- Furnished





Deronda Road, London, SE24

Approximate Gross Internal Area = 758 sq ft / 70.4 sq m



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1023303)

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.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | 73 | 81 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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.

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