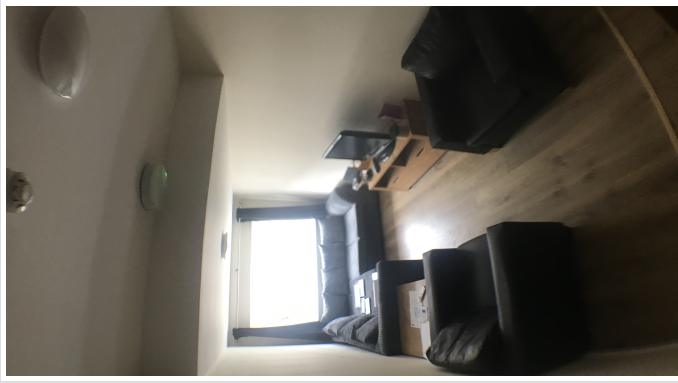


99Home Ltd.

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4 Bed Terraced In Hillingdon Street Kennington, London, SE17 3UX £4,000 Monthly





SHORT DESCRIPTION

Property Ref: 9261 4 large double bedroom mid-terrace house in Kennington with 1 full bathroom, 1 shower room, 1 separate toilet, huge kitchen, living room and sunny south, south west facing garden to let. All bedrooms have large 2 metre wide wardrobes with sliding mirrored doors, Simba memory foam mattresses and Ottoman style double beds for extra storage space. All rooms have remote controlled LED white or RGB mood lighting.. Bedroom 1 The huge room measuring 4.55m x 3.55m is on the middle floor has a double ottoman bed for storage, Simba memory foam mattress with a big window facing the garden, large desk, chair, chest of drawers, a bedside table and large wardrobe. Bedroom 2 The large room measuring 4.55m x 2.62m is on the middle floor and has a double ottoman bed for storage, Simba memory foam mattress with a big window facing the street, desk, chair, a bedside table, and wardrobe. Bedroom 3 The large room measuring 4.55m x 2.62m is on the top floor and has a double ottoman bed for storage, Simba memory foam mattress with a big window facing the street, desk, chair, a bedside table, wardrobe, and small chest of drawers. Bedroom 4 The huge room measuring 4.55m x 3.55 m is on the top floor and has a double ottoman bed for storage, Simba memory foam mattress with 2 windows facing the garden, desk, chair, a bedside table, and wardrobe.. THE HOUSE Top floor: new full bathroom installed Feb 2021 with P-shaped shower or bath, toilet, wash hand basin and vanity cabinet with ample drawer space. Middle floor: new shower room installed Feb 2021 with wash hand basin Ground floor new large kitchen installed April 2021 with full size dishwasher, 8 kg washing machine or 4kg drier , oven, ceramic hob, 2 fridge freezers, plenty of cupboards. Under-floor heating. new living room with corner sofa and 2 arm chairs. Under-floor heating. Back garden with Astro turf requiring very little maintenance, facing southwest so gets some lovely sun. Off street parking for one car on the pavement outside the house. THE LANDLORD Renting directly from a private landlord who is responsive when things go wrong and doesn't impose himself on the house unnecessarily. THE CONTRACT Standard 12 month AST contact to be signed by all tenants. THE COST Whole house is £4,200 pcm. Deposit is 5 weeks rent insured with TDS. Bills are about £90 a month each based on 4 sharing and are organised among flatmates. Hot water for heating is included in the rent which is why the bills are low. LIVING IN KENNINGTON The house is in between Kennington and Oval tube stations ZONE 2 and near Elephant & Castle, Vauxhall and Waterloo ZONE 1. Kennington and Oval are about 8 minute walk, Elephant & Castle, Waterloo and Vauxhall about 15-20 minutes walk. Kennington is on the northern line at the south fork, so great transport links to The City, The West End as well as north & south London, and Battersea. Waterloo (via the northern line & Kennington station) is 15 mins! There are lots of parks (Burgess Park; Kennington Parks very close), gyms nearby and it is a 5min walk to Walworth road with The Gym, Morisons, multiple Tesco's, Iceland and other independent shops and buses going all over London. It's walking distance to everything you'd need - doctors, dentist, post office, pharmacy etc..... Property Type: Terraced Full Renting price: £4200.00 Pricing Options: Fixed Price Tenure: 12 months Council tax band: D EPC rating:D Measurement: 1248.61 sq.ft. Outside Space: Rear Garden Parking: Driveway Heating Type: Underfloor Heating,Central Heating -----

4

Bed Room(s)

2

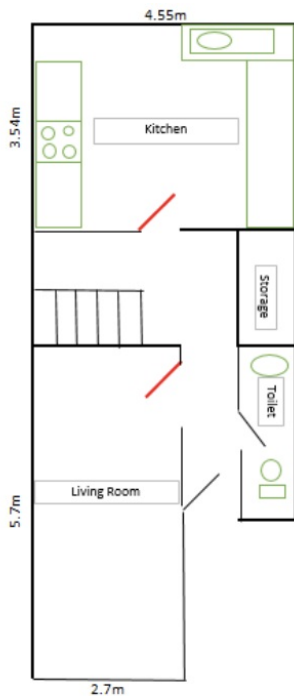
Bath Room(s)

1

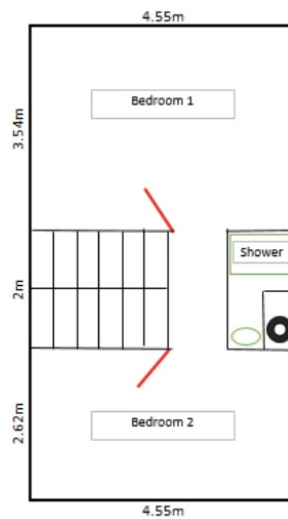
Living Room(s)

FLOOR PLAN

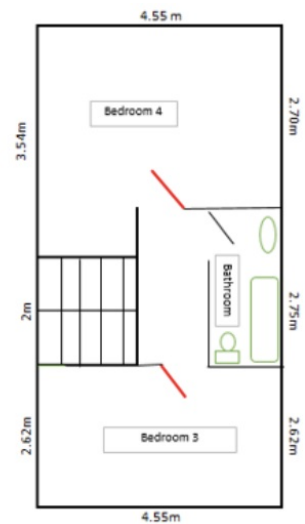
Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Ground Floor



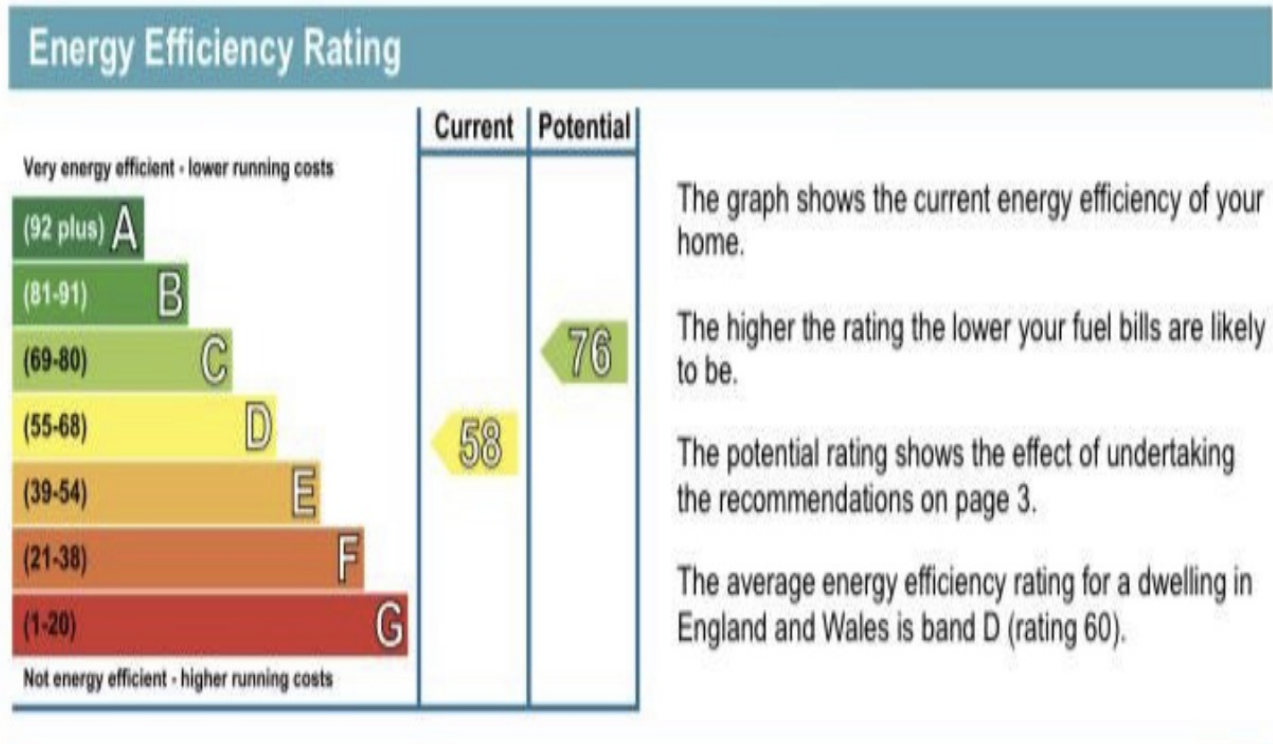
First Floor



Second Floor

EPC GRAPH

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