



**EYNELLA ROAD, SE22**  
**£6,750 PER MONTH** AVAILABLE 31/07/2026

**Hamptons**

THE HOME EXPERTS

# { THE PARTICULARS

Eynella Road, SE22

£6,750 Per Month  
Unfurnished

 5 Bedrooms  
 3 Bathrooms  
 2 Receptions

## Features

- Five Bedrooms, - Two Receptions, - Three Bathrooms, - Utility room, - Cloakroom, - Conservatory, - Garden, - Close to Park, - Village Location

## Council Tax

Council Tax Band G

Hamptons  
12 Red Post Hill  
Dulwich, London, SE21 7BX  
0207 346 5800  
dulwichlettings@hamptons.co.uk  
www.hamptons.co.uk

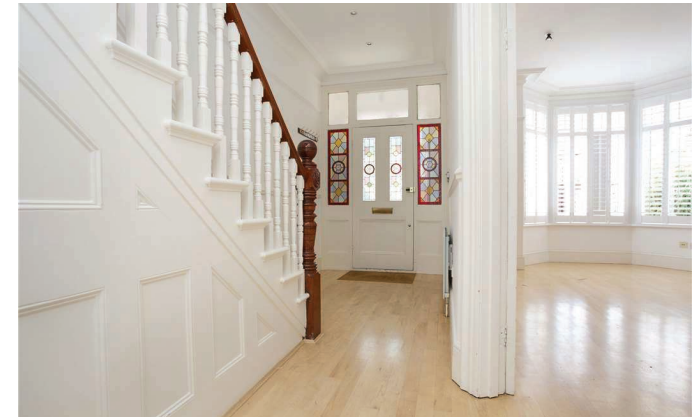
# { AN EXCEPTIONALLY SPACIOUS FIVE BEDROOM HOUSE.

## The Property

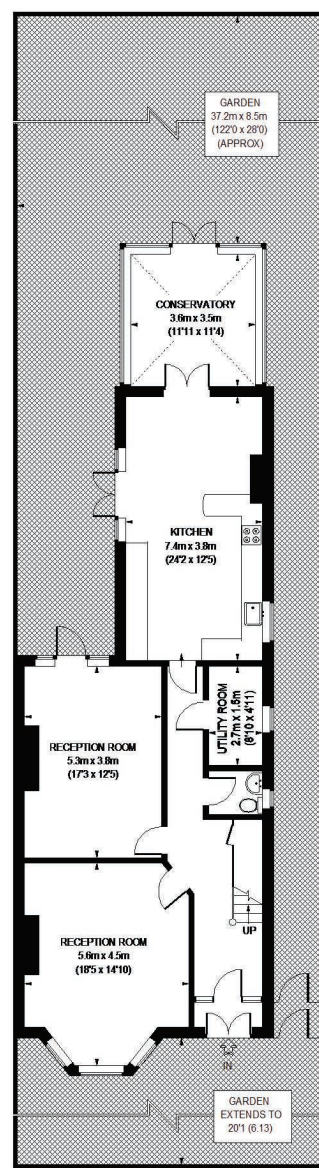
A semi-detached family home located on a highly desirable residential road just moments from Dulwich Park. Offering an exceptional sense of space, the property features two generous reception rooms and five well-proportioned bedrooms. This superb home provides excellent family accommodation, complemented by a utility room, a ground-floor WC, and a large private garden.

## Location

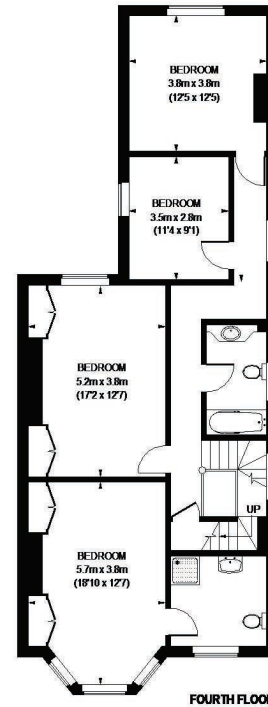
Eynella Road is one of the most popular roads in Dulwich running between Lordship Lane and Court Lane, within easy reach of Dulwich Park, Dulwich Library and the many shops and restaurants in both East Dulwich and Dulwich Village. The nearest station is East Dulwich with trains going to London Bridge. Additionally, West Dulwich has trains going to Victoria and Blackfriars.



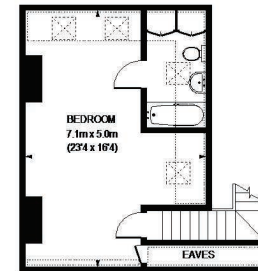
EYNELLA ROAD



THIRD FLOOR



FOURTH FLOOR



SECOND FLOOR

☐ = REDUCED HEADROOM BELOW 1.5 M / 5'0"

APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 1185 SQ. FT. (111 SQ. M.)  
FIRST FLOOR = 1033 SQ. FT. (96 SQ. M.)  
SECOND FLOOR (EXCLUDING REDUCED HEADROOM/EAVES) = 312 SQ. FT. (29 SQ. M.)  
EAVES/REDUCED HEADROOM = 97 SQ. FT. (9 SQ. M.)  
TOTAL = 2627 SQ. FT. (245 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Please be advised that Harporns International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property. (05/7407)

**For Clarification**

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating

EPC Pending

