



University
of London

Denmark Hill

Flaxman Road, London, SE5 9DX

**Student
Homes**

A lovely 4 bedroom property a 5 minute walk from Loughborough junction station for LSHTM students.

- ❖ A 4 bedroom mid-terraced house which has been finished to a high standard, with neutral décor and modern fittings and furnishings throughout. 3 bedrooms with double beds, 1 bedroom with a single bed. All bedroom doors are lockable.
- ❖ The property features a large shared kitchen/diner, shared bathroom, separate toilet, a separate lounge, and a rear garden.
- ❖ Tenancies for the 2019/20 academic year will begin on the 19th of September 2019 and will run through to the 12th of September 2020 (this is a 51 week tenancy).
- ❖ Rent varies based upon which room you pick – Rooms 1 & 3 (good sized double bedrooms) are £155.50 per tenant per week. Room 2 (the only single) is £147.00 per week. Room 4 (the largest double) is £167.50 per week. Utilities (gas, electricity, water), and WIFI are not included in the rent – tenants will need to set up accounts and pay for these.
- ❖ There are good nearby amenities – supermarkets and local shops, and Ruskin Park is a short walk away.
- ❖ Based on you arriving at campus at 9am, your commute time from Flaxman Road to Keppel Street is from 41 minutes using public transport.

Photographs*:



Call Student Homes on 020 7664 4836 to arrange a viewing



Room 1:
3.49m x 2.8m



Room 2:
2.82m x 2.57m



Room 3:
3.53m x 2.86m



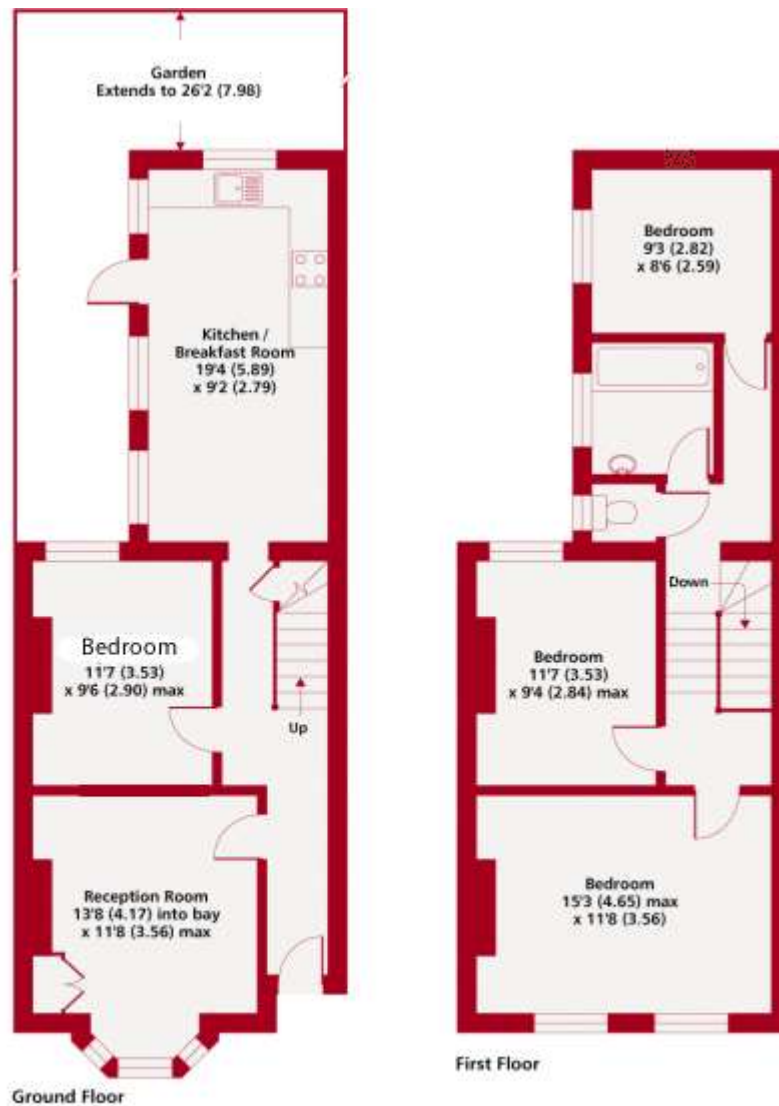
Room 4:
4.65m x 3.54m



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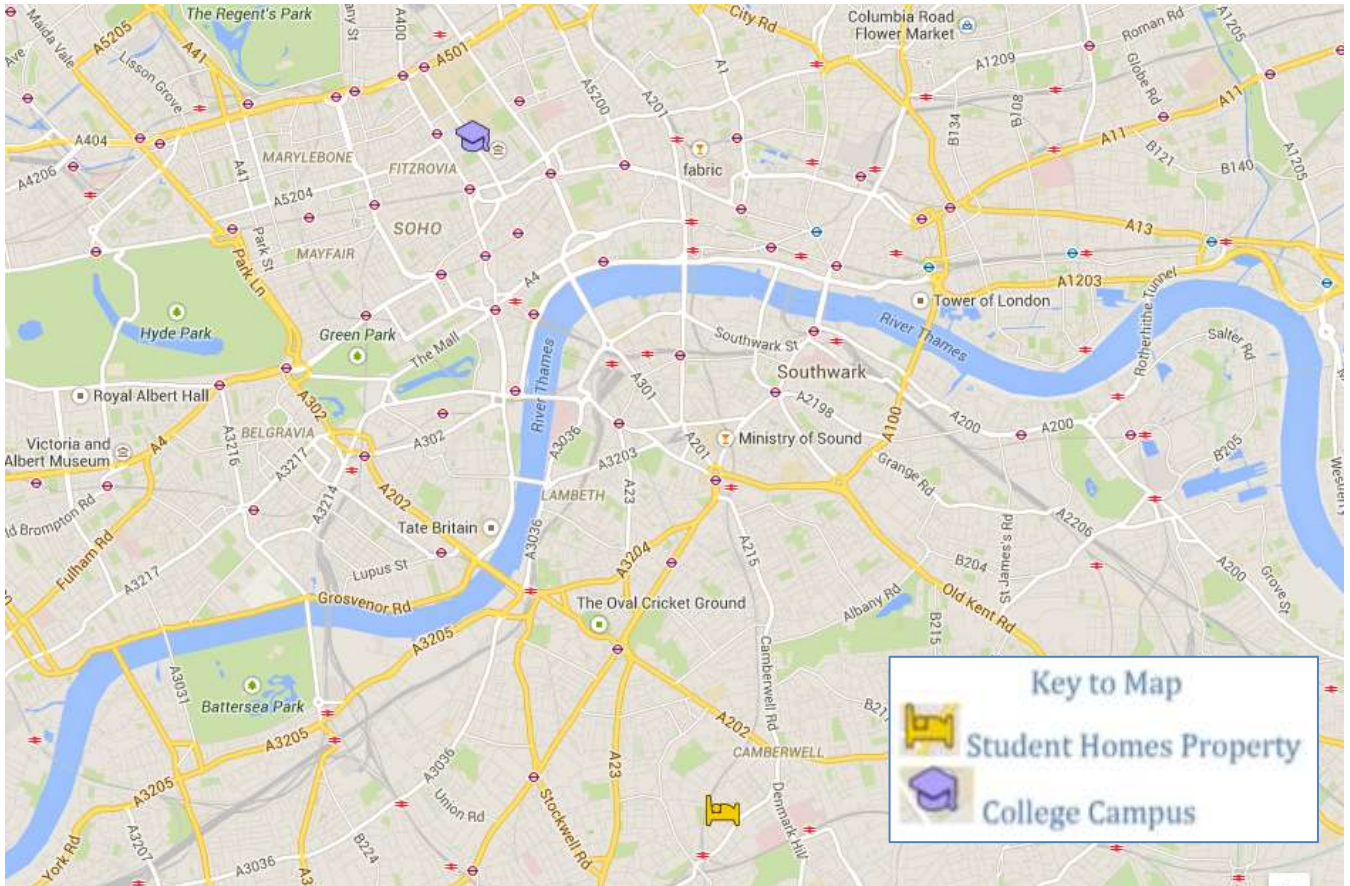


Floorplan:



Flaxman Road SE5
Gross internal floor area 1104 sq ft 102.5 sq metres

Location:



Click on the map to access an interactive version.

Student Homes Provide:

- ✓ Gas safety inspection certificate.
- ✓ Electrical installation inspection certificate.
- ✓ Energy performance certificate.
- ✓ Keys for the property – a set for each tenant.
- ✓ Peace of mind with out of hours support and guidance.
- ✓ Contents Insurance for you during your tenancy – this is in place through Endsleigh, details are on our website & will be provided in our welcome packs.

*The photos in this document are representative of the room. Please contact our team directly to confirm furniture and decorations within the property.