



To Let

Carson Road  
West Dulwich  
London  
SE21 8HT

£2400.00

3 Bedroom Upper Floor Flat with  
Study Unfurnished





## Description

Hindwoods is excited to present this three-bedroom flat in West Dulwich. The flat comprises two double bedrooms; one double bedroom has fitted storage and a single bedroom. Kitchen and dining area also include a washing machine, fridge freezer, oven, hob, and extractor hood. Adjacent to the kitchen is the living room leading into the study. The bathroom comprises a bath and separate shower with a pedestal basin and separate WC.

## Local Amenities

This 3-bedroom property is situated in the vibrant Dulwich neighbourhood, offering easy access to local amenities such as shops, cafes, and parks. With excellent transport links, 6 minutes' walk to West Dulwich Train Station, you'll be well-connected to central London and surrounding areas, making this an ideal location.

## Accommodation

The accommodation comprises:

**Kitchen— 3.63M X 3.66M (11'11' X 12'0')**

The spacious kitchen and dining area also include a washing machine, fridge freezer, oven, hob, and extractor hood, and sash windows and vinyl flooring.

**Living Room 3.79M X 4.80M (12'5' X 15'9')**

Living room Sash windows with built in storage provided leading into the study.

**Bedroom 1 3.63M X 4.80M (11'11' X 15'9')**

Bedroom one Sash windows a non-working fireplace and carpeted flooring

**Bedroom 2 3.79M X 3.66M (12'5' X 12'0')**

Bedroom two Sash window and non-working fireplace, storage cupboard and carpeted flooring

**Bedroom 3 2.24M X 2.38M (7'4' X 7'10')**

Single room Sash windows and carpeted flooring





Study 1.80M X 3.14M (5'11' X 10'4')

Study Small window and built in storage carpeted flooring

Bathroom and WC

The bathroom comprises a bath and separate shower with a pedestal basin and separate WC.  
Bathroom

Viewings

Louis Manzi  
For further information  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

# 35 Carson Road



Gross Internal Area: 85.1 m<sup>2</sup> ... 916 ft<sup>2</sup>

All measurements are approximate and for display purposes only.