



To Let

Clive Road  
West Dulwich  
London  
SE21 8DF

£ 1825.00 pcm

2 Bedroom Ground Floor Flat  
Unfurnished





## Description

Hindwoods is excited to present this two bedroom flat in West Dulwich.

The kitchen comprises a range of wall and base units with grey roll top surface. Stainless steel sink and drainer with mixer tap. Tiled splash back. Appliances consist of oven and hob, with extractor hood, fridge freezer, washing machine and tumble dryer. Vinyl wood effect flooring. Living room features double sash window, painted walls, carpet and double radiator.

## Local Amenities

The property is located very close to three stations, which include West Dulwich, West Norwood & Sydenham Hill, as well as all local amenities.

## Accommodation

The accommodation comprises:

### Living room

12'2" x 16'10" 3.71 x 5.14M

Double sash window, newly painted walls, new carpet, double radiator

### Bedroom 1

10'7" x 13'11 3.22 x 4.25M

Double glazed window to side. Newly painted walls and new carpet.

### Bathroom

White suite comprising of a low-level WC, Pedestal wash hand basin, double glazed window. Panelled bath with wall shower. Tiled walls and vinyl flooring. Wall mounted mirrored cabinet.

### Bedroom 2

7'92" x 10'4" 2.37 x 3.16m

Double glazed window. Newly painted walls and new carpet. Double radiator

### Kitchen

11'5 x 10'6" 3.48 x 3.19M

A range of wall and base units with grey roll top surface. Stainless steel sink and drainer with mixer tap over. Tiled splash back. Appliances consist of oven and hob, with extractor hood over, fridge freezer, washing machine and tumble dryer. Vinyl wood effect flooring.

### Garden

17'0" x 30'2" 5.19 x 9.20M



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

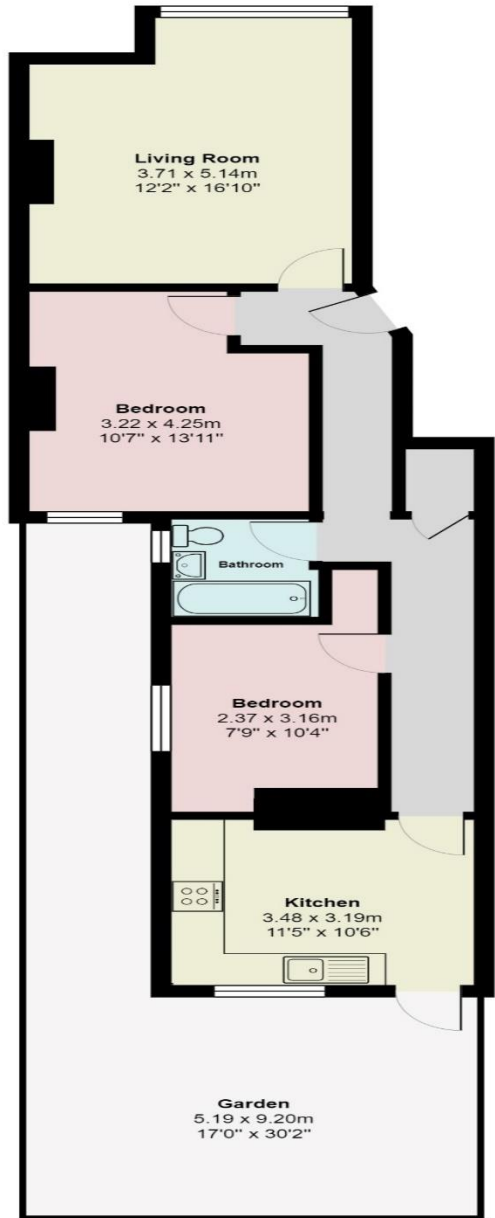
## Viewings

Louis Manzi  
 For further information  
 Please contact:  
 Hindwoods 0208 858 9303

[L.Manzi@hindwoods.co.uk](mailto:L.Manzi@hindwoods.co.uk)



169 Clive Road,



Total Area: 67.9 m<sup>2</sup> ... 731 ft<sup>2</sup>

All measurements are approximate and for display purposes only