



Carson Road, SE21
Guide £450,000

020 8702 8111
pedderproperty.com

pedder



In general

- A very attractive ground floor garden maisonette for sale
- Upgraded and modernised to a high standard
- One double bedroom
- Front reception room
- Spacious kitchen/breakfast room
- Modern bathroom
- Private patio garden to the rear
- Popular and central location
- Offered with a share of freehold

In detail

A very attractive ground floor garden maisonette for sale situated on this particularly desirable residential road in Dulwich.

The property has been upgraded and modernised by the current owner to a high standard and is extremely well presented throughout. The accommodation comprises one double bedroom, front reception room, spacious kitchen/breakfast room and modern bathroom. Externally to the rear there is a private patio garden.

Dulwich Village is close-by with its numerous, cafes, restaurants, popular parks and outstanding schools. Local shops, cafes and restaurants can be found in nearby Rosendale Road and Park Hall Road. Rail links to central London are from nearby West Dulwich (London Victoria, London Blackfriars) and Tulse Hill (London Bridge, Thameslink line to London Blackfriars and St Pancras).

The property is offered with a share of freehold.

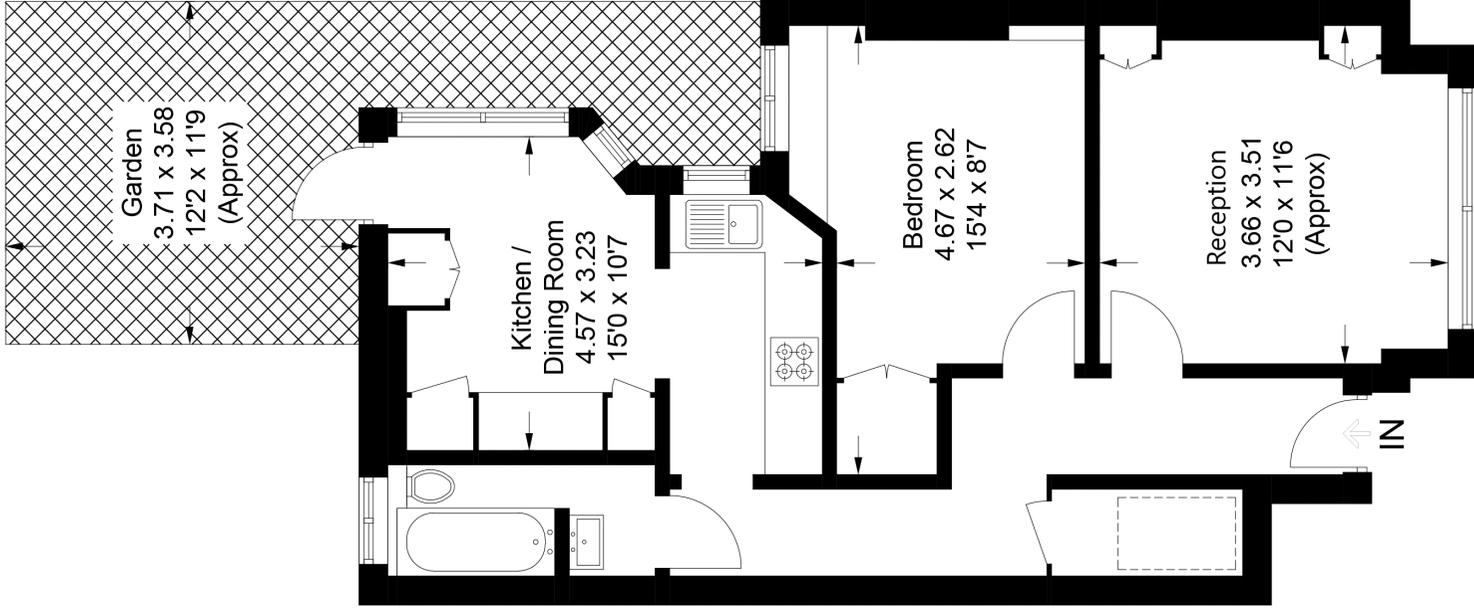
EPC: D | Council Tax Band: C



Floorplan

Carson Road, SE21

Approximate Gross Internal Area = 53.5 sq m / 576 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

Copyright www.pedderproperty.com © 2023
 These plans are for representation purposes only as defined by RICS - Code of Measuring Practice.
 Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions,
 shapes and compass bearings before making any decisions reliant upon them.