

72, Carson Road , SE21 8HU · 2 bedroom Flat

£450,000



ALPS Estates Ltd trading as Pickwick Estates

47 Honor Oak Park, Honor Oak, London SE23 1EA · 020 3397 1166

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View this property online: pickwickestates.com/detail/4413/SE218HU_carson-road.htm

These property details are believed to be correct but their accuracy is not guaranteed and they do not form part of any official contract.

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Property description

GUIDE PRICE £450k - £475k. A beautifully presented 2 double bedroom maisonette set on the first floor of this charming end of terrace Victorian period property, located on this pretty tree-lined street in the heart of West Dulwich.

The property benefits from its own entrance, completely refurbished to a high standard in 2020, painted throughout in Farrow and Ball paint, a long lease of approximately 125 years remaining, ad hoc service charges, newly double glazed, wooden framed sash windows throughout installed at the start of this year!

The house has great kerb appeal, set back from the street with a paved pathway leading to the front door.

Upon entry there is an entrance hall with enough space to hang coats and a staircase that leads up to the first floor. The landing is a good size with a storage cupboard in the corner and offers access to loft above via a pull-down ladder. The loft space is not included in the lease of this property but as there is sole access for this flat it can be used for storage and additional space.

At the rear of the property is a stunning kitchen reception room with engineered oak flooring and dual aspect windows offering plenty of natural light and ventilation.

The kitchen is on a raised step which subtly defines it from the lounge area. It's fully integrated with new appliances fitted in



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2020, oven with an electric hob and extractor above and space for a tall fridge freezer. There are plenty of wall and base mounted white gloss units with a grey worktop housing the sink that sits neatly under a window that looks out to the side return. The boiler is also newly fitted.

The lounge/dining area is a versatile space with enough room for a sofa and a dining table and chairs. There is a nice bay window to the side which is an ideal space for a dining table and a window at the rear which is where the current owners have their sofa. The chimney breast has been cleverly converted into a storage cupboard.

Both bedrooms are good size doubles and almost equivalent in size, with high quality wool carpeted flooring and high ceilings. The bedroom at the rear has brand new, floor to ceiling, built in Sharps wardrobes (2024) and a charming original feature fireplace. The sash window offers nice views over the rear gardens at the back of the property.

The other double bedroom is located at the front of the property, this room is very bright and spacious as it is dominated by huge sash windows that offer views onto the pretty tree lined street. Almost directly opposite is a large cherry blossom tree that offers privacy and a superb display of white blossom in the spring. The bedroom also benefits from built in storage cupboards and shelving in the alcoves of the chimney breast.

The bathroom is also located at the front of the property and was completely renovated in 2020. It now offers a luxurious contemporary white three-piece suite including a wall mounted toilet with hidden cistern, a wash hand basin with vanity unit below and a bathtub with shower above. The walls are clad in stylish floor to ceiling tiles and there are hexagon tiled floors. A large, double glazed frosted sash window (fitted in 2024) offers plenty of natural light and ventilation.

Carson Road has a great community with a residents group organising regular street parties, activities and providing support amongst residents. The road has an active mail and WhatsApp group.

The property is well situated for the Dulwich schools. The nearest station is West Dulwich (Victoria).

Nearby there are plenty of amenities such as restaurants, cafes, a delicatessen, a great pub at the Rosendale and a Tesco metro. Dulwich Village is also within easy reach with its Picture Gallery and the park. There are plenty of other green spaces nearby - whether it be the leafy expanses of Belair Park, Brockwell Park, Sydenham Woods, or a stroll over to West Norwood.

Rail links to London Victoria and Blackfriars are from West Dulwich station and the number 3 bus has a good service to Regent street via Brixton (Victoria Line).



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Property features

- A beautifully presented 2 double bedroom maisonette
- Set on the first floor of this charming end of terrace Victorian period property
- Located on this pretty tree-lined street in the heart of West Dulwich
- Own entrance and long lease Approx (125 years remaining)
- Refurbished to a high standard in 2020, painted throughout in Farrow and Ball paint
- Newly double glazed, wooden framed sash windows throughout installed at the start of this year!
- Stylish kitchen reception room with dual aspect windows
- Luxurious bathroom newly installed in 2020
- Close to local amenities and a selection of quality schools, Dulwich College and Dulwich Prep
- Close to West Dulwich station (Victoria and Blackfriars)



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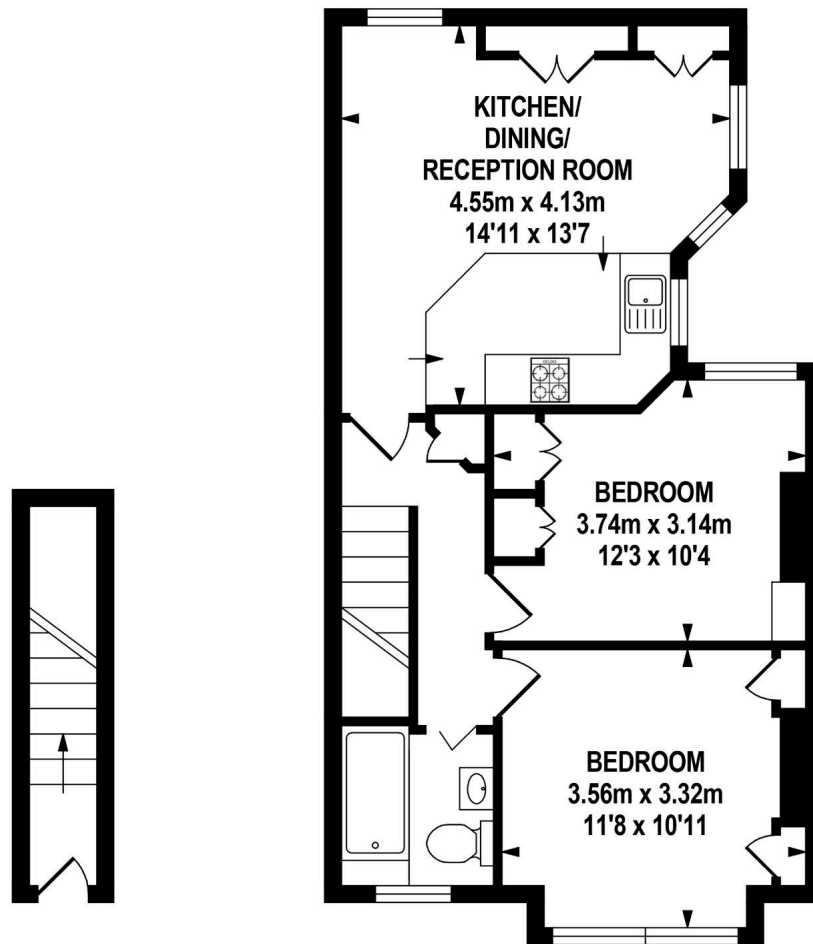
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GROUND FLOOR
APPROX. FLOOR
AREA 3.60 SQ.M.
(38 SQ.FT.)



FIRST FLOOR
APPROX. FLOOR
AREA 52.23 SQ.M.
(562 SQ.FT.)

 pickwick estates TOTAL APPROX.FLOOR AREA 55.83 SQ.M. (600 SQ.FT.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.
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