



Carson Road, SE21
£1,699,950

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In general

- A substantial double fronted Victorian house
- Particularly spacious - 3069 sq ft
- 6 bedrooms
- 2 bathrooms
- 3 reception rooms
- Kitchen/breakfast/family room
- Utility room
- 47' rear garden, garage
- Schools, shops, parks, transport close by

In detail

A substantial double fronted Victorian house for sale located on this highly sought after residential road in Dulwich.

With a gross internal area of 3069 sq ft the property offers particularly spacious and flexible accommodation arranged over 3 floors comprising master bedroom with en-suite bathroom and dressing room, 5 further bedrooms, family bathroom, double reception room, front sitting room, modern fitted kitchen/breakfast room, utility room, downstairs cloakroom and cellar. Externally to the rear there is a secluded 47' garden and a single garage.

Carson Road is well located just a short distance from Dulwich Village with its outstanding schools, parks, cafes, restaurants, Picture Gallery and golf course. Rail links to central London are from nearby West Dulwich (Victoria, Blackfriars) and Tulse Hill (London Bridge and Blackfriars).

Internal viewing of this excellent family house is advised. (EPC - E)

Floorplan

Carson Road, SE21

Approximate Gross Internal Area

Basement = 10.8 sq m / 116 sq ft

Ground Floor = 108.3 sq m / 1166 sq ft

First Floor = 85.9 sq m / 924 sq ft

Second Floor = 57.3 sq m / 617 sq ft

(Excluding Eaves)

Garage = 16.7 sq m / 180 sq ft

Total = 279.0 sq m / 3003 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	45	85
21-38	F		
1-20	G		
Not energy efficient - higher running costs			

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