



Flat 2, 15 Red Post Hill, London, SE24 9JJ

**Guide Price £625,000**



**Carnegie**

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Handside House, Handside Lane,  
Welwyn Garden City, Herts AL8 6TA



**Flat 2, 15 Red Post Hill, London, SE24 9JJ**

Nestled in the charming area of North Dulwich, London, this delightful Victorian apartment offers a perfect blend of character and modern living. Spanning an impressive 667 square feet, this spacious two double bedroom residence is ideal for those seeking comfort and convenience in a vibrant neighbourhood. Upon entering, you are welcomed by a generous room that boasts a lovely bay fronted window, allowing natural light to flood the space. This large lounge and kitchen area provide an excellent setting for both relaxation and entertaining, making it a wonderful home for families or professionals alike.

The apartment features two well-proportioned double bedrooms, ensuring ample space for rest and privacy. The bathroom is conveniently located, catering to the needs of modern living. Being chain free, this property presents a seamless opportunity for prospective buyers to move in without delay.

One of the standout features of this apartment is its excellent transport links, with North Dulwich Station just a short distance away, providing easy access to central London. Additionally, the property is in close proximity to the picturesque Dulwich Village, known for its charming shops, cafes, and green spaces, perfect for leisurely strolls or weekend outings. This Victorian apartment is not just a home; it is a lifestyle choice, offering a unique opportunity to reside in one of London's most sought-after areas. Whether you are a first-time buyer or looking to invest, this property is sure to impress. Don't miss the chance to make this lovely apartment your own.

**Lounge Kitchen 19'1" x 16'9" (5.84 x 5.11)**

**Bedroom 1 13'3" x 9'3" (4.06 x 2.82)**

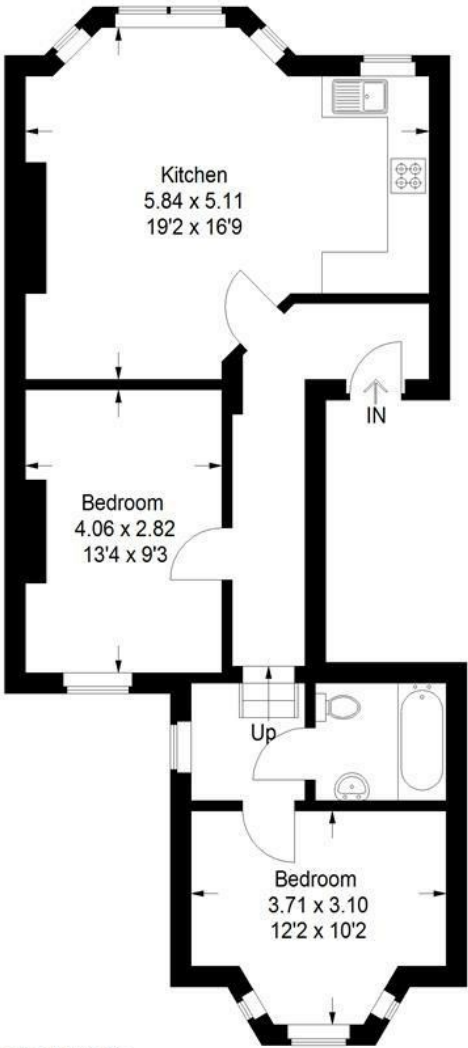
**Bedroom 2 12'2" x 10'2" (3.71 x 3.1)**



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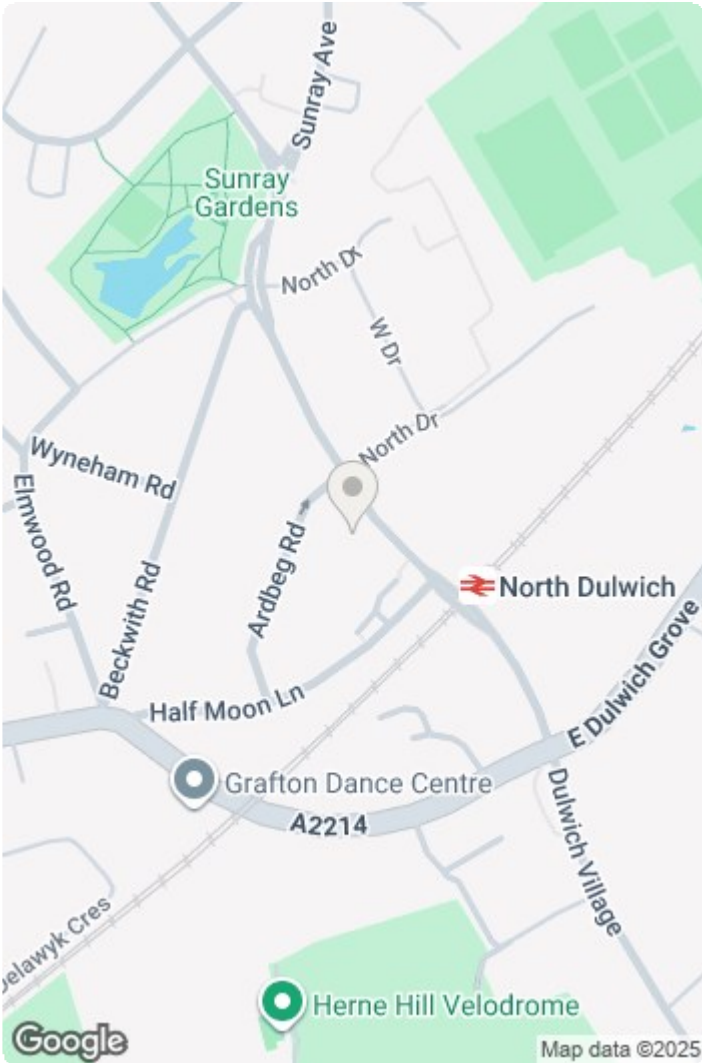
Red Post Hill, SE24

Approximate Gross Internal Area  
62.0 sq m / 667 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1223658)



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A   |                         |           |
| (81-91) B   |                         |           |
| (69-80) C   |                         |           |
| (55-68) D   |                         |           |
| (39-54) E   |                         |           |
| (21-38) F   |                         |           |
| (1-20) G  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |

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