



Flat 16, Jean Humbert House Carnac Street, London, SE27 9RS

Offers In Excess Of £325,000



Carnegie

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

## Flat 16, Jean Humbert House Carnac Street, London, SE27 9RS

Nestled on Carnac Street in West Dulwich, this purpose-built first floor maisonette features two spacious double bedrooms, making it an ideal choice for couples, small families, or professionals seeking a serene retreat in South London. Spanning an impressive 721 square feet this property offers a delightful blend of comfort and convenience. Upon entering, you are welcomed into an attractive hallway leading to a well-proportioned reception room, perfect for relaxation or dining. The fully fitted kitchen is designed with practicality in mind, and a downstairs WC enhances the overall functionality of the living space.

The property benefits from residents' parking to the rear and its prime location offers easy access to local amenities, transport links, and green spaces, making it a perfect base for those who wish to enjoy all that West Dulwich has to offer. With an EPC rating of C, this flat is not only comfortable but also energy-efficient, contributing to lower utility bills. The property is ideally situated near Elm Wood Primary school and within easy walking distance of the West Dulwich and Gypsy Hill shops. It also has excellent transport links via West Dulwich and West Norwood railway stations.

**Reception Room 14'9" x 12'0" (4.5 x 3.66)**

**Kitchen 11'6" x 8'9" (3.51 x 2.67)**

**Bedroom 1 11'6" x 8'11" (3.51 x 2.74)**

**Bedroom 2 14'9" x 10'0" (4.5 x 3.05)**



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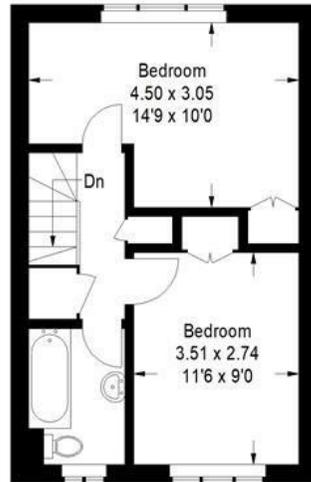
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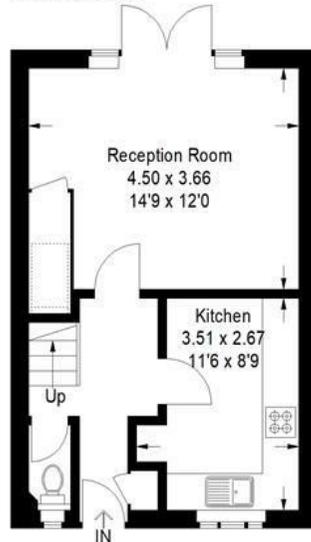
# Jean Humbert House, SE27

Approximate Gross Internal Area  
66.2 sq m / 713 sq ft

 = Reduced headroom below 1.5 m / 5'0"

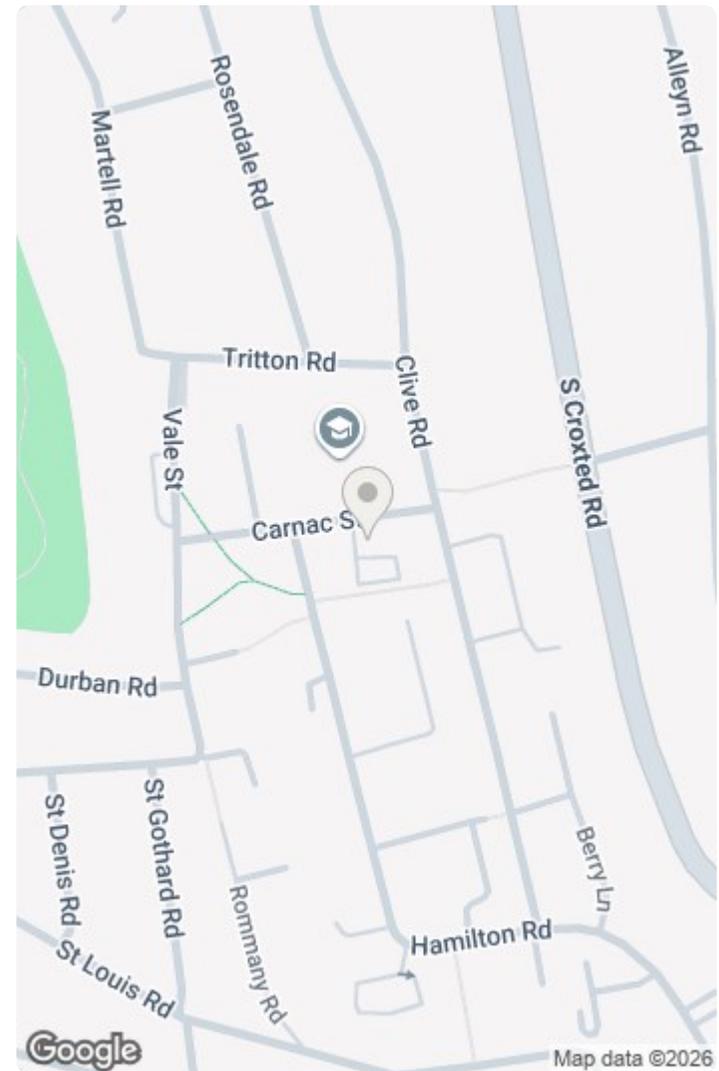


Second Floor



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. (ID1262516)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		76	76
	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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