



Dunnock Court, 18 Elmworth Grove, London, SE21 8RF

£380,000



Carnegie

Web: www.carnegieuk.com

Tel: 01707 330373/4

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

Dunnock Court, 18 Elmworth Grove, London, SE21 8RF

Nestled in the charming area of Elmworth Grove, West Dulwich, this delightful purpose-built property offers a perfect blend of comfort and convenience. Spanning an impressive 692 square feet, the property features two spacious double bedrooms, making it an ideal choice for couples, small families, or professionals seeking a serene living space. Constructed in the late 1950s, this flat has been thoughtfully maintained and boasts modern amenities, including double glazing throughout, ensuring a warm and quiet environment. The property has a spacious reception room and a newly resurfaced private outside terrace area, perfect for enjoying a morning coffee or hosting friends on a sunny afternoon. The well-appointed bathroom is complemented by a separate WC, providing added convenience for residents and guests alike.

Location is key, and this flat does not disappoint. Situated close to West Dulwich station, commuting to central London is a breeze. Additionally, the local shops of West Dulwich are just a short stroll away, providing easy access to everyday amenities and charming boutiques. In summary, this flat on Elmworth Grove presents an excellent opportunity for those seeking a comfortable and well-located home in London. With its spacious layout, modern features, and proximity to transport links and local shops, it is a property not to be missed.

Kitchen 11'5" x 9'1" (3.49 x 2.77)

Reception Room 16'0" x 10'9" (4.88 x 3.28)

Bedroom 1 11'11" x 10'10" (3.65 x 3.31)

Bedroom 2 13'1" x 8'7" (4.00 x 2.63)

Balcony area 17'2" x 4'0" (5.25 x 1.23)



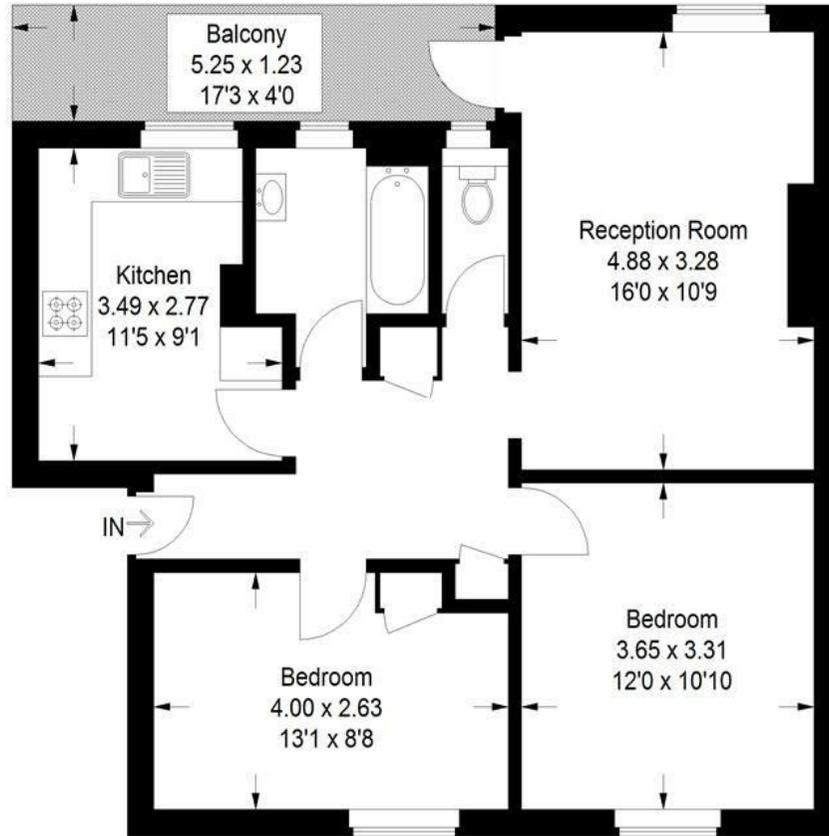
Handside House, Handside Lane, Welwyn Garden City, Herts AL8 6TA

Company incorporated in England No. 4713968
VAT No. 745 8368 91



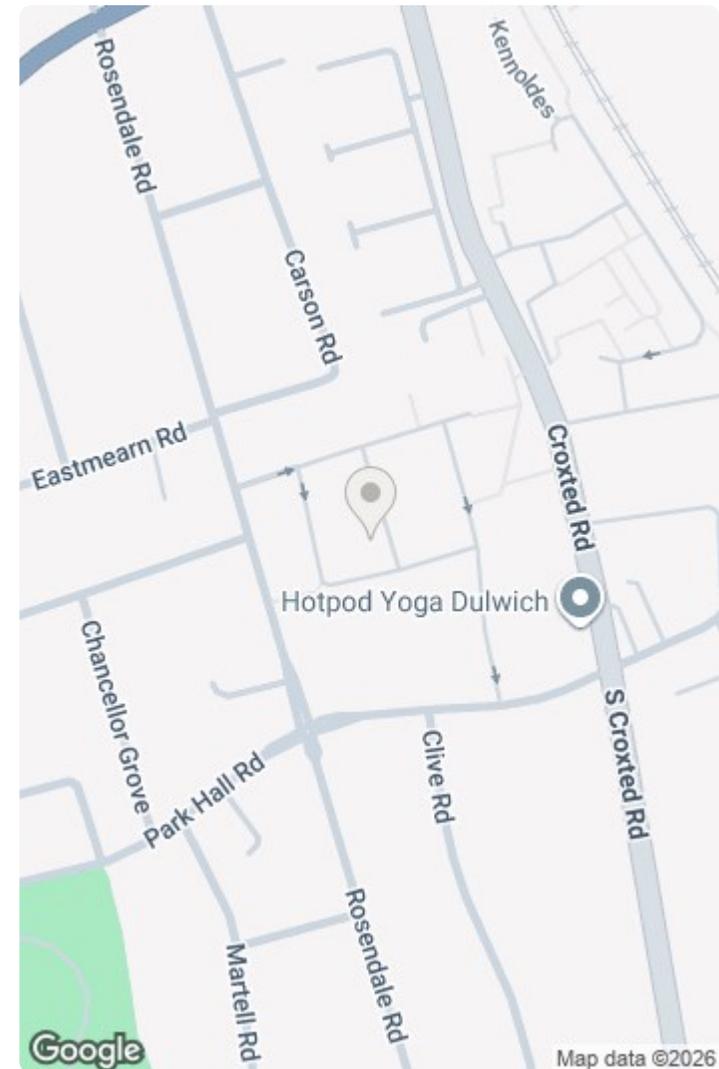
Dunnoch Court, SE21

Approximate Gross Internal Area
64.3 sq m / 692 sq ft



Ground 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. (ID1279089)



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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

