



Portal Close SE27  
OIEO £900,000

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# In general

- Semi detached
- Four bedrooms
- Two bathroom
- Double garage
- Large garden
- Off street parking
- Cul-de-sac
- Chain free

# In detail

A spacious, larger than average semi detached four bed house on desirable cul-de-sac Portal Close, in the heart of West Norwood.

This 1930's home is in need of complete modernisation, the perfect house to add value and put your own stamp on.

The property comprises, spacious through lounge, kitchen, two bathrooms, four bedrooms, large rear garden, double garage with off street parking for several cars. Further benefits include planning permission for ground floor extension and loft conversion and is offered with no onward chain.

Ideally located from Tulse Hill station and from West Norwood station offering excellent access into The City via London Bridge and London Victoria.

Conveniently positioned for the fantastic amenities of Norwood Road including the bars, restaurants, shops and the Picturehouse cinema and library as well as being a short journey from Brixton, Streatham, Herne Hill and Dulwich Village.

There are a choice of excellent primary and secondary schools nearby, both state and private, as well as a host of green spaces, parks and recreation areas.

EPC: E | Council Tax Band: E



# Floorplan

## Portal Close, SE27

Approximate Gross Internal Area  
Ground Floor (Including Garage)  
102.1 sq m / 1099 sq ft

First Floor = 64.9 sq m / 699 sq ft

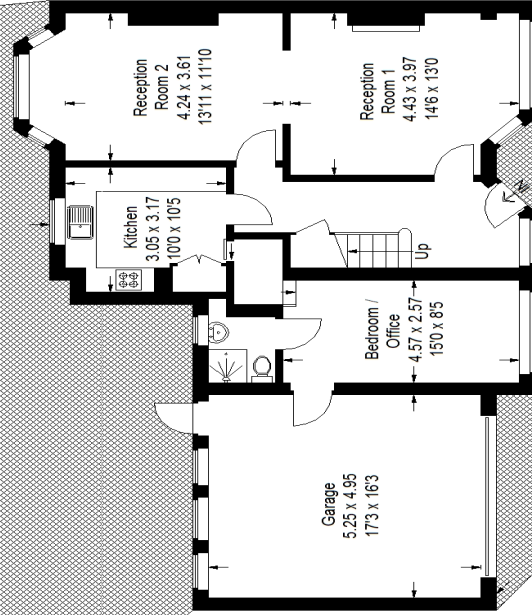
Total = 167.0 sq m / 1798 sq ft



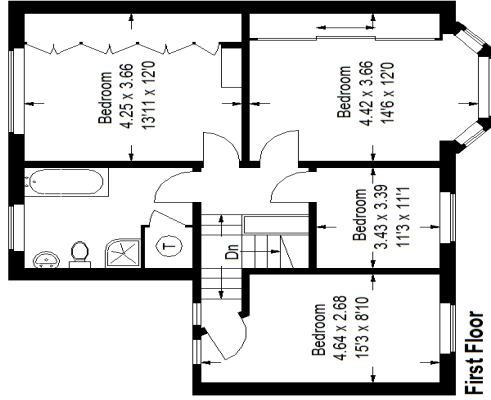
Garden  
21.92 x 21.76  
71'11" x 71'5"

Front Garden  
20.05 x 20.00  
65'9" x 65'7"

## Ground Floor



## First Floor



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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D		
39-54	E	51   E	
21-38	F		
1-20	G		

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