



Bourdon Road SE20
OIEO £375,000

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In general

- 749 sq ft / 69.6 sq m
- Split level conversion
- No onward chain
- Kitchen with island and integrated appliances
- 18 ft 8 master bedroom
- Convenient for transport links

In detail

A newly refurbished two double bedroom split level period conversion positioned on a quiet residential road and available for sale with no onward chain.

This exceptionally well finished property forms part of an attractive brick-fronted Victorian build and offers an immediately enjoyable light and bright space.

Notable features include a 18ft 7 sociable open-plan kitchen / reception room with quartz surfaces, integrated appliances and a sit-up island, contemporary bathroom with rain shower, smart heating system, generous sized second bedroom with cast iron feature fireplace, exposed brick feature walls, an 18ft 8 master bedroom with dressing area and lots of eaves storage space, a 999 year lease, new double glazing and carpeting and low energy lighting throughout.

Bourdon Road enables ease of access to a number of rail links including Kent House, Birkbeck, Anerley and Norwood Junction (fast to London Bridge), as well as various walkable amenities and parkland.

EPC: D



Floorplan

Bourdon Road, SE20

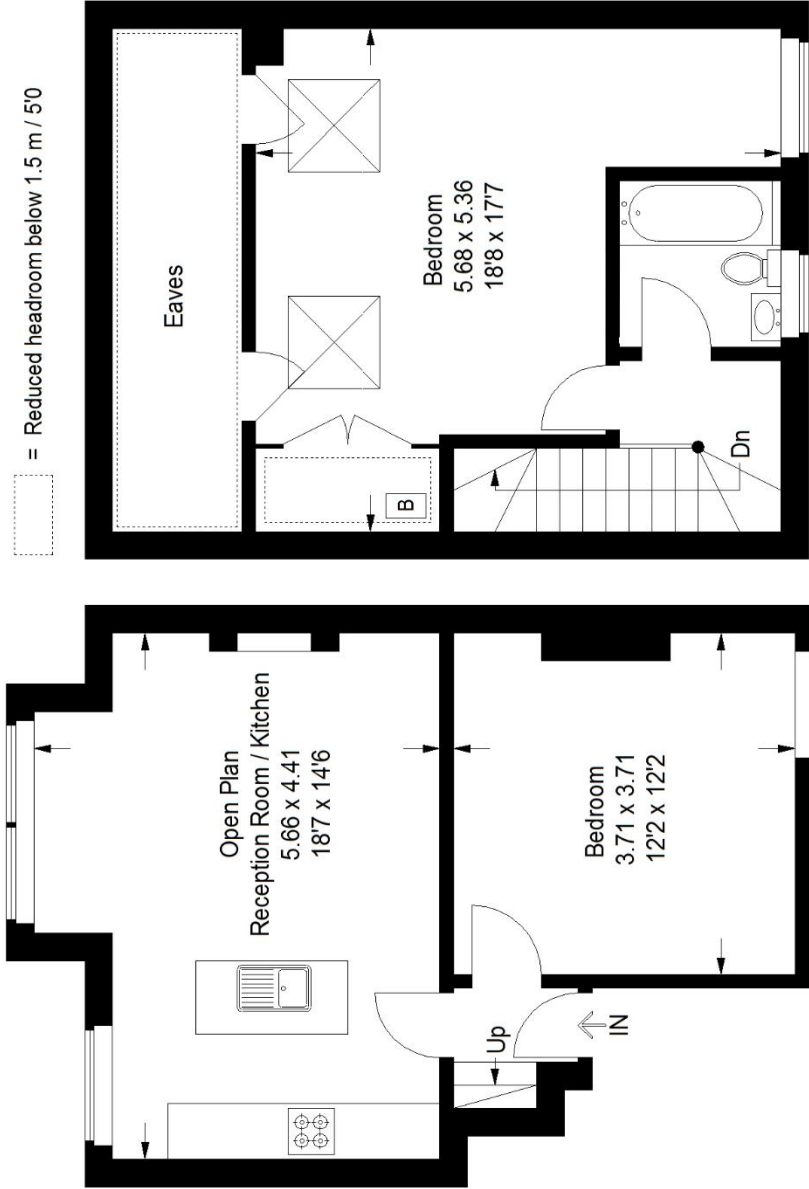
Approximate Gross Internal Area

First Floor = 38.5 sq m / 414 sq ft

Second Floor (Excluding Eaves)

31.1 sq m / 335 sq ft

Total = 69.6 sq m / 749 sq ft



First Floor

Second 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		
69-80	C		
55-68	D	67 D	76 C
39-54	E		
21-38	F		
1-20	G		

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