



Nettlefold Place SE27
OIEO £300,000

0208 702 9888
pedderproperty.com

pedder



In general

- One double bedroom
- Top floor
- Purpose built
- Cul-de-sac location
- Early viewing recommended
- Securely gated entrance to the building
- Separate segregated area to store bikes
- EPC C

In detail

Spacious and bright top floor apartment in this desirable block neatly tucked away behind the High Street in West Norwood.

Boasting almost 550 Sq Ft of internal space and located on the second floor of this small purpose-built block. There is a wide entrance hallway that leads into a 16 x 9 ft reception room with a separate but attached eat-in kitchen, modern bathroom and comfortable double bedroom.

Nettlefold Place is ideally located on this quiet residential street offering easy access into The City and West End via West Norwood station with regular services into London Victoria (23 mins) and London Bridge (23 mins).

There are also a host of buses running through neighbouring Dulwich, Herne Hill Brixton and Streatham. There are host of bars, restaurants and amenities nearby including the PictureHouse Cinema and new Library.

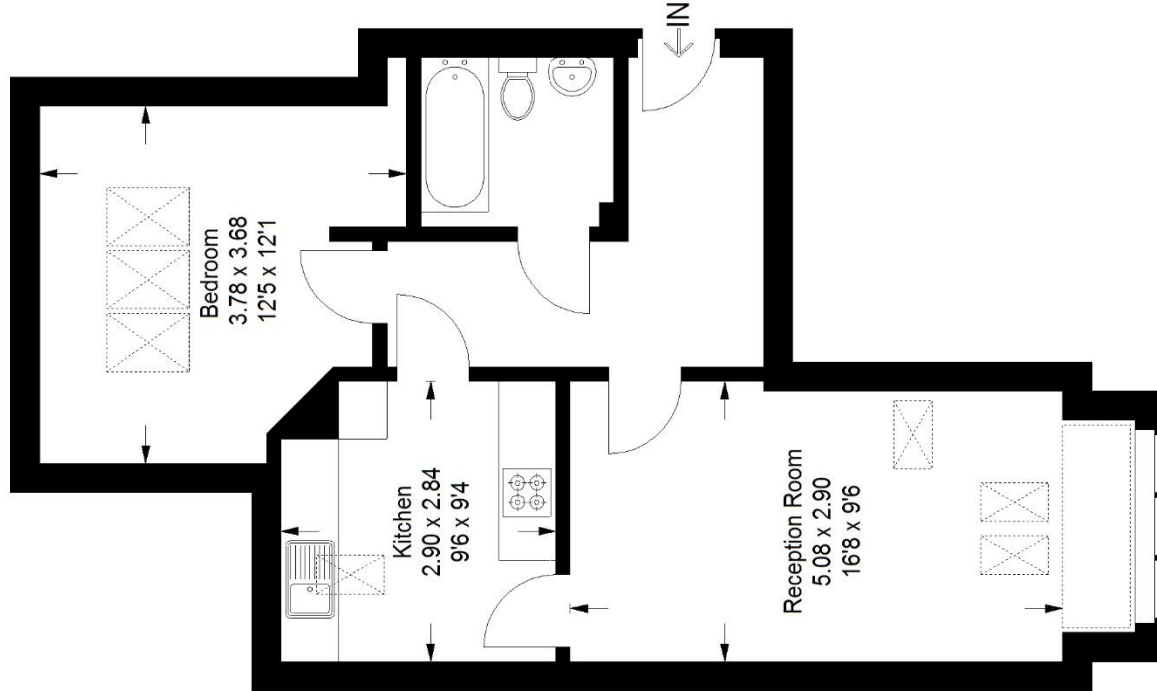
EPC C.



Floorplan

Nettlefold Place, SE27

Approximate Gross Internal Area
50.5 sq m / 544 sq ft



Second Floor

Copyright www.pedderproperty.com © 2020
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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient • lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	80
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient • higher running costs	

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.