



Elmcourt Road SE27
£420,000

0208 702 9888
[pedderproperty.com](https://www.pedderproperty.com)

pedder



In general

- Two double bedrooms
- Close to local amenities
- Share of Freehold
- Immaculate condition
- Bright and airy
- Chain Free
- EPC Rating: B

In detail

Pedder are delighted to offer for sale this stunning two bedroom, first floor modern apartment ideally located for Tulse Hill train station and the bars, restaurants and shops of Norwood High Street.

Situated less than 0.2 miles from Tulse Hill station offering easy access into The West End ,The City via London Bridge, London Blackfriars and City Thameslink.

The property has been lovingly looked after by the current owners. Boasting a large, bright open-plan kitchen reception, modern bathroom and two good-sized bedrooms, this is an ideal first-time purchase or potential downsize.

The property is sold with benefit of being Share of Freehold and chain free.

Early viewing recommended.

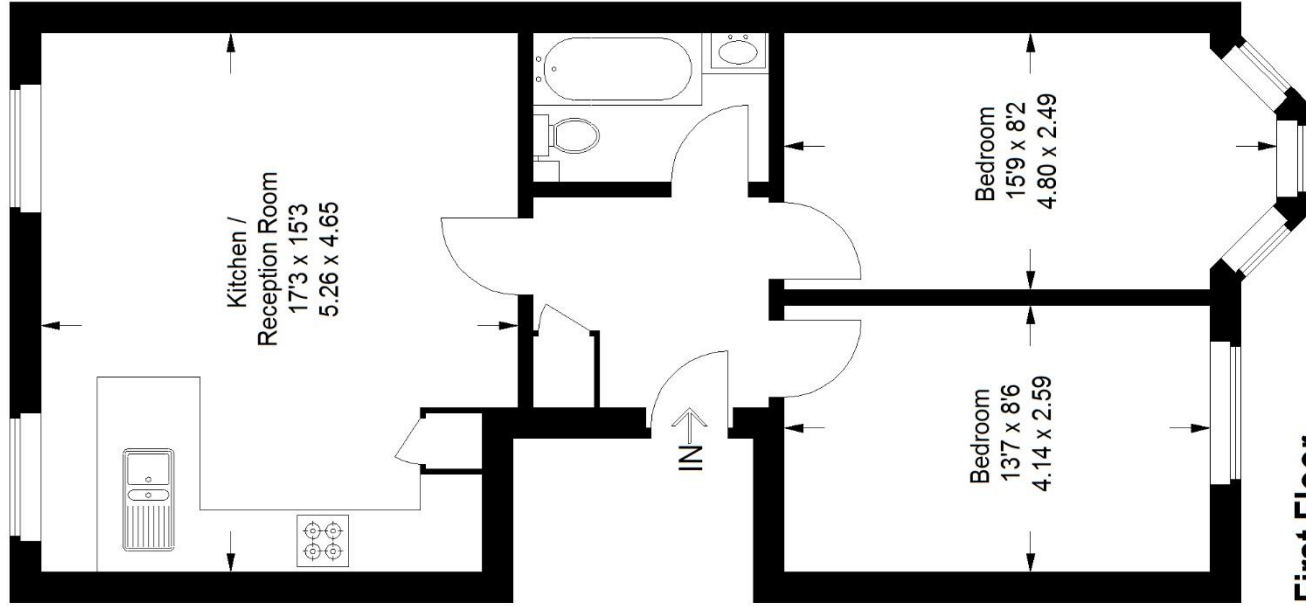
EPC B



Floorplan

Pitlochry House, SE27

Approximate Gross Internal Area
56.3 sq m / 606 sq ft



First Floor

Copyright www.pedderproperty.com © 2021
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	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.