



Hamilton Road, SE27
£525,000

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In general

- An attractive Victorian character cottage located on this popular residential road on the border of West Norwood and West Dulwich
- Upgraded and modernised to a high standard
- 2 bedrooms
- Front reception room, spacious kitchen/breakfast room
- Modern bathroom
- Lovely 45' private garden
- Studio room located at the end of the garden (ideal for home office/playroom)
- Beautifully presented throughout
- No onward chain
- A freehold property

In detail

An attractive Victorian character cottage for sale located on this popular residential road on the border of West Norwood and West Dulwich.

The property has been upgraded and modernised by the current owner to a high standard and is beautifully presented throughout. The accommodation comprises 2 bedrooms, front reception room, spacious kitchen/breakfast room and bathroom. Externally to the rear there is a lovely private garden measuring 45'. At the end of the garden there is a studio room ideal for use as a home office or playroom.

Hamilton Road is a popular residential road located within easy reach of excellent local schools, transport links and a wide selection of cafes, shops and restaurants in West Dulwich and West Norwood. The very popular Elm Wood Primary School is located within just a few hundred yards. Rail links to central London are from nearby Gipsy Hill (London Bridge/Victoria) and West Dulwich (Victoria/Blackfriars).

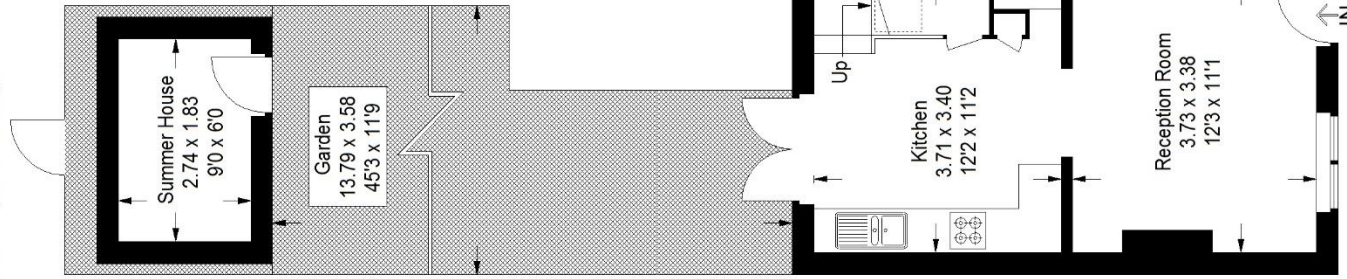
The property is offered with no onward chain and internal viewing is advised.



Floorplan

Hamilton Road, SE27

Approximate Gross Internal Area
 Ground Floor = 26.7 sq m / 287 sq ft
 First Floor = 26.3 sq m / 283 sq ft
 Total (Excluding Summer House)
 53.0 sq m / 570 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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