



Lamberhurst Road SE27
£1,300,000

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In general

- Grand Victorian family house
- Detached
- Five double bedrooms
- Completely refurbished through out
- No onward chain
- Luxury fixtures and fittings
- Close to transport links
- Sought after location
- Nearby sought after schools

In detail

An exceptionally large five double bedroom Victorian house for sale in West Norwood.

This grand detached property has been completely refurbished through out with well thought out living arrangements and boasting approximately 241.8Sqm/ 2603 Sqft of internal space.

The ground floor comprises, two separate reception rooms with bay window to the front and fire place and solid wood floors.

To the rear of the property is a quality fitted Italian kitchen with island and dining room, separate utility room and underfloor heating throughout.

The garden has been landscaped with raised artificial lawn and large side return.

The upper floors house five double bedrooms, two fitted bathrooms and Master suit with large walk in wardrobe and en suite shower room with walk in shower, w/c and double basin.

Lamberhurst Road is a desirable location within West Norwood with outstanding schools, excellent transport links and local amenities. West Norwood rail (London Victoria/ London Bridge)

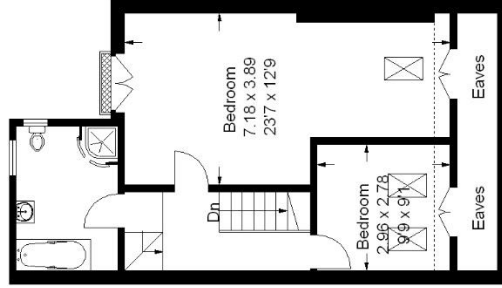
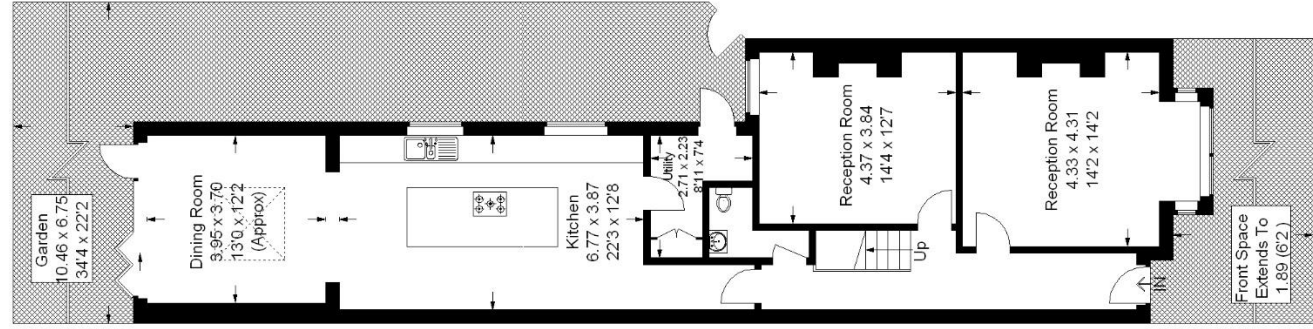
EPC C | Council Tax Band: G | BI: Gold Insurance



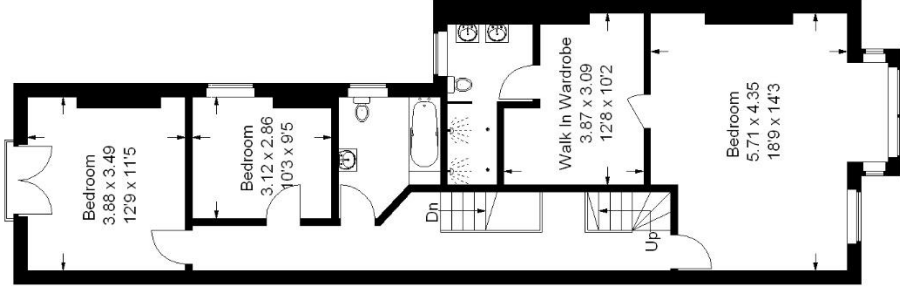
Floorplan

Lamberhurst Road, SE27

Approximate Gross Internal Area
Ground Floor = 104.2 sq m / 1122 sq ft
First Floor = 88.6 sq m / 954 sq ft
Top Floor (Excluding Eaves)
49.0 sq m / 527 sq ft
Total = 241.8 sq m / 2603 sq ft



Top Floor



First Floor

= Reduced headroom below 1.5 m / 5'0"

Ground Floor

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 72 c | 79 c |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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