



Knights Hill SE27
OIEO £450,000

0208 702 9888
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In general

- Period Conversion
- Large reception room
- Modern kitchen
- Two double bedrooms
- Private rear garden

In detail

A charming and spacious two double bedroom Victorian conversion located on the popular Knights Hill, SE27.

Comprising a spacious reception of 20'2 x 12'5, separate modern kitchen, two double bedrooms, main bedroom includes an en-suite and a separate family bathroom. Further benefits include direct access to a private rear garden.

The layout of this property is versatile, it is currently used as a one bedroom flat with two receptions, alternatively it can be used as a two bedroom flat with one reception room.

Located between West Norwood High Street and Crown Point, Knight's Hill offers excellent transport links into London Bridge (23 mins) and London Victoria (23 mins) from West Norwood station (0.3 miles) as well as a host of bus connections into nearby Dulwich, Brixton, Herne Hill and Streatham.

Improved local amenities include the new Picture House Cinema, modern library and Health Centre.

EPC:D



Floorplan

Knights Hill SE27

Approximate Gross Internal Area
68.7 sq m / 739 sq ft



Raised Ground 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		69 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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