



Eylewood Road SE27  
£575,000

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# In general

- Ground floor flat
- Two bedrooms
- Fully fitted kitchen
- Solid Oak flooring throughout
- Large lounge
- Luxury bathroom
- Cellar
- Beautifully maintained private garden
- Separate Annex/office
- Off street parking
- Chain Free
- Share of Freehold

# In detail

A spacious and incredibly unique, two bedroom, ground floor garden flat available for sale on the desirable Eylewood Road.

The property has been beautifully maintained by the present owner and comprises, two bedrooms both with fitted wardrobes, luxury modern bathroom, spacious 23'3 sq. ft open plan lounge with a modern kitchen with integrated appliances and granite work surface.

Further benefits includes a fully functional brick built annex/office with ample desk space to accommodate up to five people with its own kitchenette and wc facilities.

Accessible from the garden an additional entertaining space comprises of a fully functional kitchen including a wood fired pizza oven, ideal for al fresco dining. A private and beautifully well maintained 80'3 Ft rear garden.

Sold with no onward chain, Share of the freehold and off street parking.

This sought after residential location is minutes from the High Street, West Norwood train station and bus garage with great links into central London.

Within close proximity to Norwood Park, Crystal Palace Triangle and popular schools such as Kingswood Primary.

Early viewing recommended.

EPC: C | Council Tax Band: D | Lease: 999 years remaining | SC | GR



# Floorplan

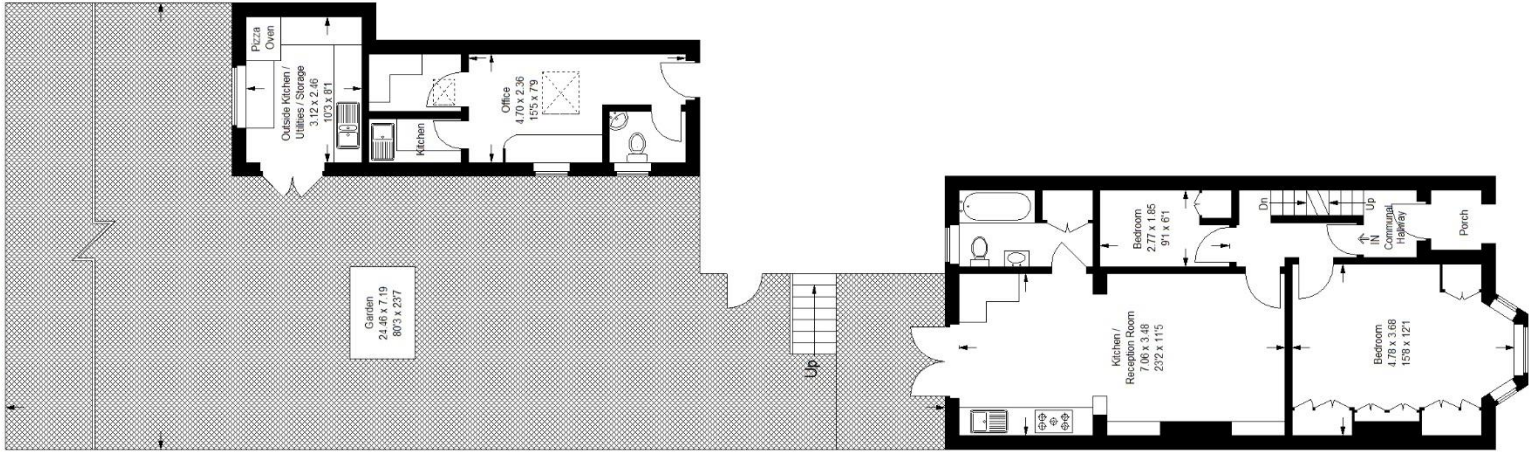
## Eylewood Road, SE27

Approximate Gross Internal Area  
(Excluding Communal Hallway)

67.1 sq m / 616 sq ft

Outbuilding = 24.8 sq m / 267 sq ft

Total = 81.9 sq m / 882 sq ft



### 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	78   c	78   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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