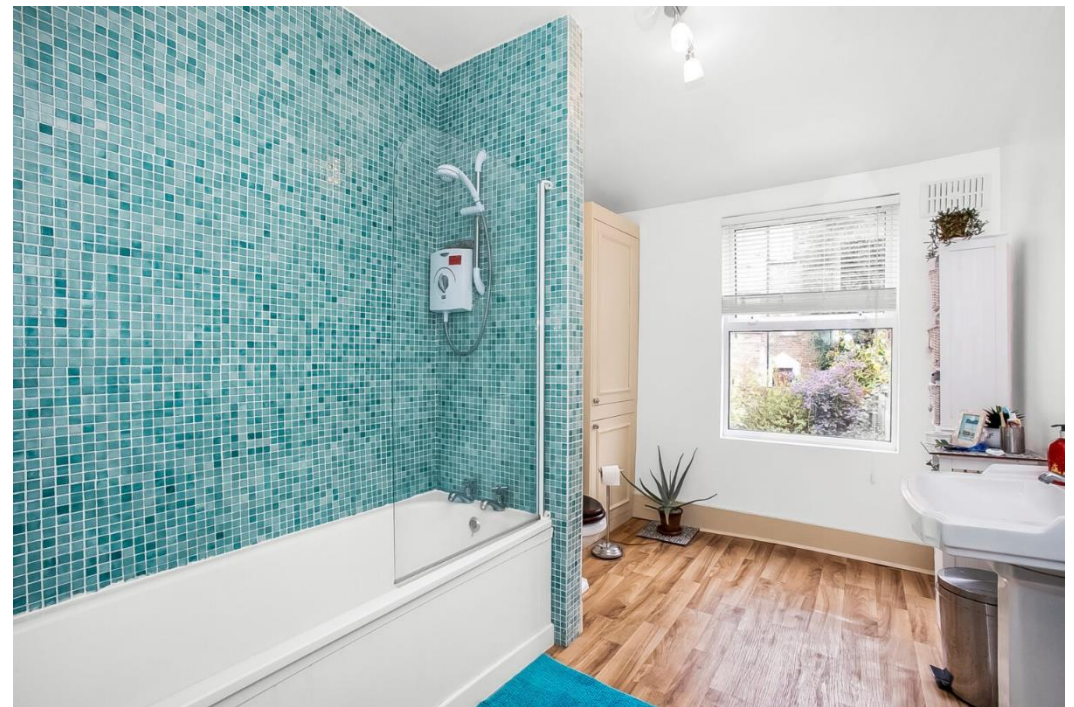




St Louis Road SE27
£525,000

0208 702 9888
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In general

- Two double bedrooms
- En-suite Bathroom
- Neutrally decorated throughout
- Kitchen diner
- Free hold half house
- Victorian charm

In detail

Pedder are delighted to offer for sale this charming and well-presented two-bedroom end of terrace Victorian half-house on the popular St Louis Road, SE27

Boasting over 700 sq. ft of internal space with potential and precedent set for a loft-extension STPP. To the ground floor there is a reception room with character and features as well as a modern kitchen and separate dining area leading to a downstairs bathroom. Upstairs are two double bedrooms, stylish bathroom and access to the loft.

St Louis Road offers easy access into The City and West End via nearby West Norwood station and Gipsy Hill station as well as bus connections into the neighbouring Herne Hill, Dulwich and Crystal Palace. There are excellent amenities, schools and parks nearby with Brockwell Park to the north, Dulwich and Belair Park to the north east and both Norwood Park and Tivoli Park to the south.



Floorplan

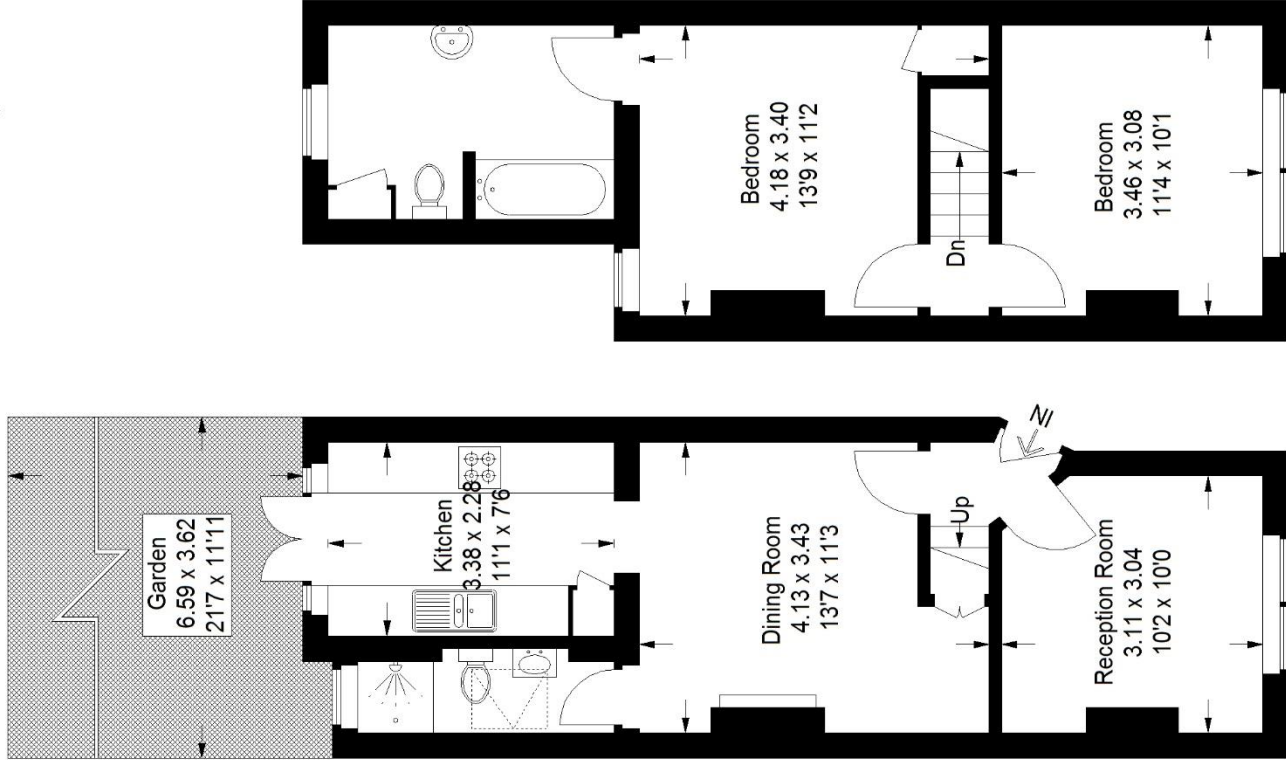
St Louis Road SE27

Approximate Gross Internal Area

Ground Floor = 37.2 sq m / 400 sq ft

First Floor = 34.0 sq m / 366 sq ft

Total = 71.2 sq m / 766 sq ft



First Floor

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		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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