



Canterbury Grove SE27  
£350,000

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# In general

- Period conversion
- Double bedroom
- Large lounge
- Spacious kitchen
- Modern bathroom
- Beautiful private garden
- Well presented throughout
- Fantastic location

# In detail

Pedder are delighted to offer this spacious, bright, and airy one bedroom garden flat on the popular Canterbury Grove, a quiet tree-lined residential road in West Norwood.

This property is very well-presented throughout and comprises of a large lounge, a bright and airy living area, in addition to a spacious kitchen. The rest of the property consists of a luxury bathroom, a good-sized double bedroom, and a beautiful garden provided direct access to private outside space.

This property is also ideally located for the excellent local schools and excellent transport links. Tulse Hill and West Norwood stations are within walking distance and provide access into The City via London Bridge and London Victoria. There is also the benefit of being only a short journey from Brixton, Streatham, Herne Hill and Dulwich Village.

Early viewing recommended.

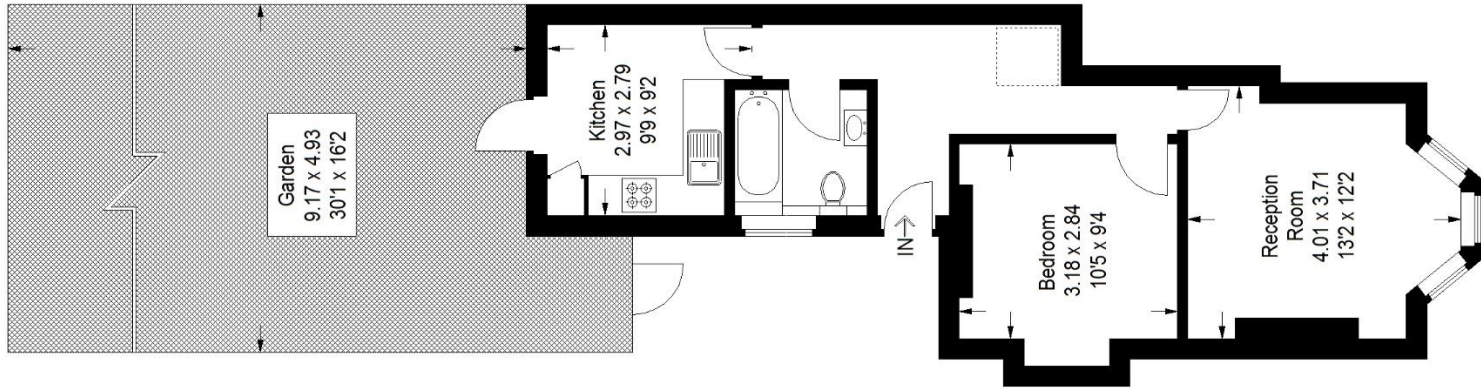
EPC: D | Council Tax Band: B | Lease 152 Years Remaining | Building Insurance: £446.43




# Floorplan

Canterbury Grove, SE27

Approximate Gross Internal Area  
44.1 sq m / 475 sq ft



Ground Floor

 = Reduced headroom below 1.5 m / 5'0

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65   D	76   C
39-54	E		
21-38	F		
1-20	G		

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