



Wolfington Road SE27
£415,000

0208 702 9888
pedderproperty.com

pedder



In general

- Period property
- One double bedroom
- Large reception room
- Modern kitchen
- Front and rear garden
- Share of Freehold
- Ample storage/cellar
- Side return STPP

In detail

A charming one bedroom, split level ground floor garden flat on the desirable Wolfington Road, SE27.

The property comprises a large reception room that benefits from stylish shutters, high ceilings and an original fire place, a large double bedroom overlooking the garden, modern kitchen and bathroom.

The garden is south facing and low maintenance.

There's potential to a side/rear extension STPP.

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.

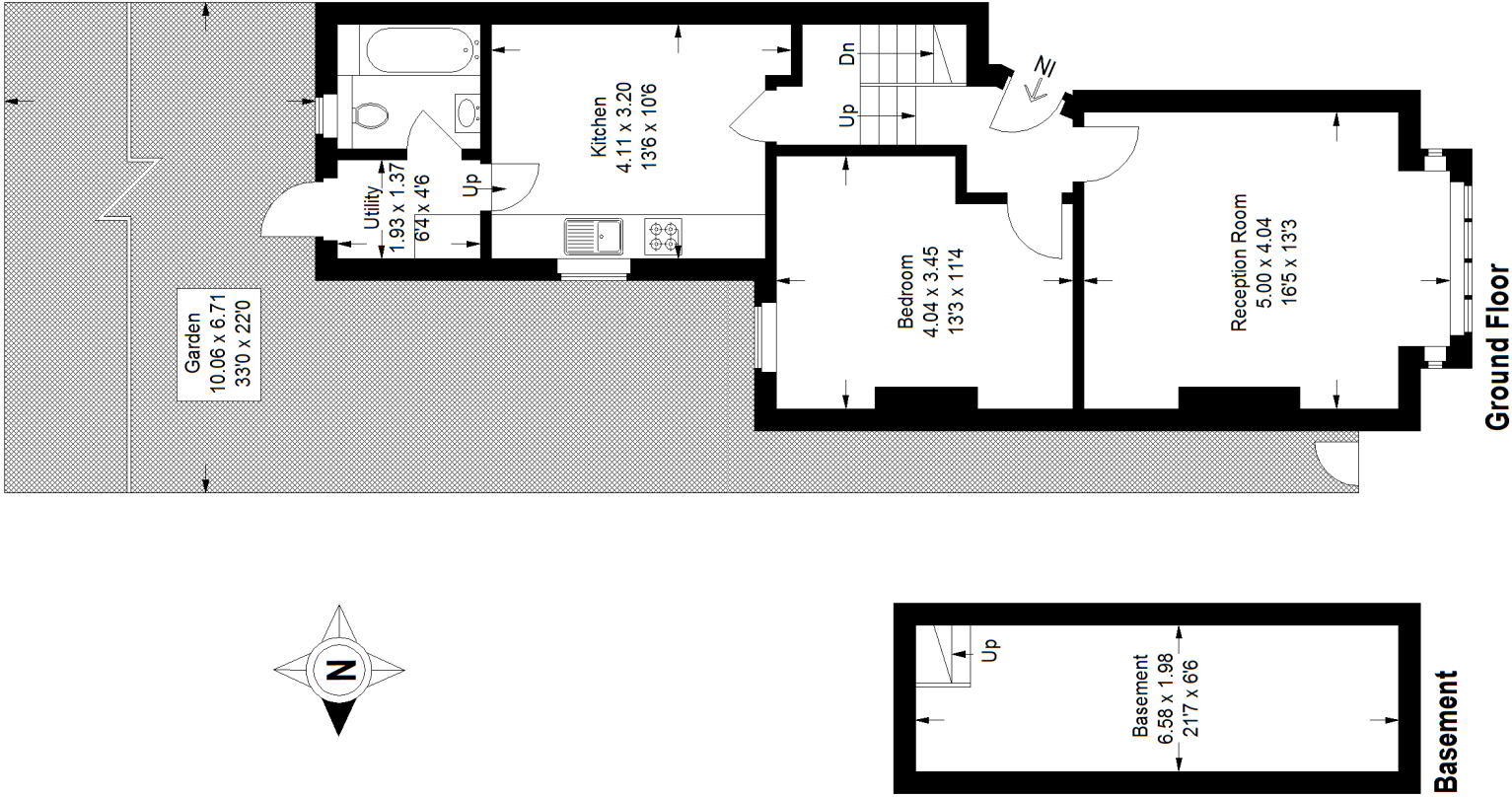
EPC: D | Council Tax Band: C | Lease Term Remaining: 141 years | GR: £50 pa | SC: £0 | BI: £410 pa



Floorplan

Wolfigton Road, SE27

Approximate Gross Internal Area
Basement = 13.2 sq m / 142 sq ft
Ground Floor = 59.0 sq m / 635 sq ft
Total = 72.2 sq m / 777 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	74 C
39-54	E		
21-38	F		
1-20	G		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.