



Wolington Road SE27  
£550,000

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# In general

- Maisonette
- Over 1000 sq. ft
- Three double bedrooms
- Large lounge
- Luxury kitchen
- Private front garden
- Share of freehold

# In detail

We are delighted to bring to the market this lovely three double bedroom split level maisonette within this impressive period house for sale on Wolfington Road, SE27.

Boasting over 1084 internal sq. ft, the property comprises a large front reception room, three double bedrooms, fully fitted well presented kitchen and a modern bathroom. The property also has the benefit of a private front garden.

Offers a contemporary and stylish presentation of a property type which is high in demand.

This spacious flat is brilliantly located on Wolfington Road, a tree-lined street offering easy access into The City and West End from West Norwood station (0.1 miles) with regular services into London Victoria (23 mins) and London Bridge (23 mins).

There are a host of bars, restaurants and local amenities on Norwood High Street including the Picture house Cinema and modern library as well as the new Health Centre/gym.

EPC : C



# Floorplan

## Wolffington Road, Se27

Approximate Gross Internal Area

Ground Floor = 5.0 sq m / 54 sq ft

First Floor = 54.2 sq m / 583 sq ft

Second Floor = 41.5 sq m / 447 sq ft

Total = 100.7 sq m / 1084 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77   c	77   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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