



Chapel Road SE27  
OIEO £450,000

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# In general

- Contemporary home
- Two double bedrooms with fitted wardrobes
- Large kitchen diner
- Two luxury bathrooms
- Mezzanine level - second reception/study/guest area
- Large under stairs storage
- Central heating
- Good condition throughout
- Electronically operated Velux windows and blinds
- Chain free

# In detail

We are delighted to offer for sale this well presented and charming two bedroom contemporary home boasting a great open plan living space, located in a quiet and secluded spot on the popular Chapel Road in West Norwood, SE27.

Tucked away from the High Street, this unique freehold house comprises a great sized modern living space with a very bright and spacious reception room boasting high ceilings, a mezzanine level that can be used as a second reception room/study/guest area, and a large modern kitchen diner, two double bedrooms with fitted wardrobes, two luxury bathrooms, large under stairs storage area.

Excellent links into Central London from West Norwood station and Gipsy Hill offering regular services into London Bridge and London Victoria.

As well as the bars, restaurants, shops and amenities of nearby Norwood Road, including the new Picturehouse Cinema, there are a host of good local schools and parks nearby as well as bus connections into Dulwich, Herne Hill and Brixton.

Early viewing recommended.

EPC: D | Council Tax Band: C



# Floorplan

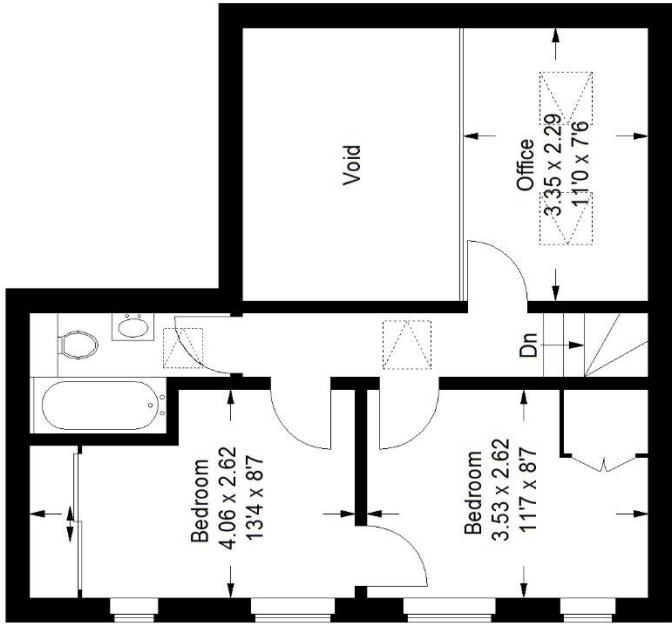
## Chapel Road SE27

Approximate Gross Internal Area (Excluding Void)

Ground Floor = 43.9 sq m / 473 sq ft

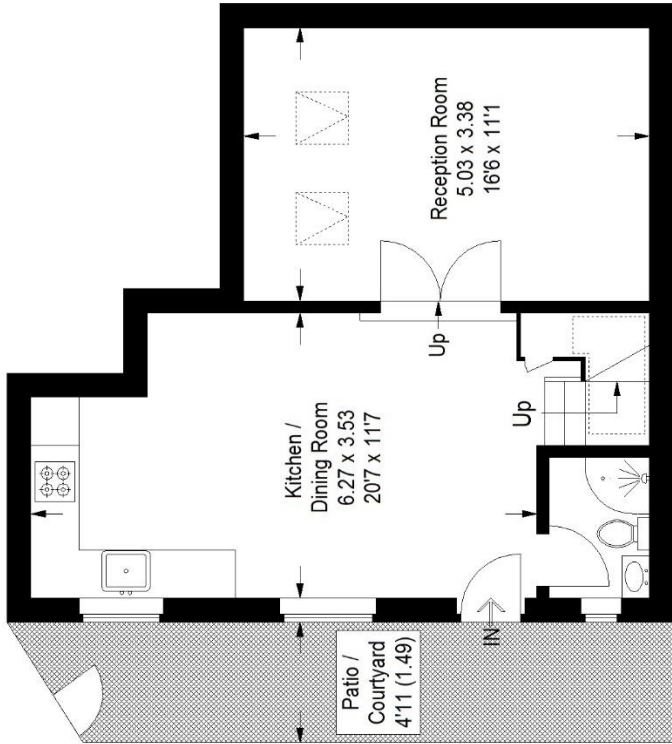
First Floor = 35.5 sq m / 382 sq ft

Total = 79.4 sq m / 855 sq ft



First Floor

[Dashed box symbol] = Reduced headroom below 1.5 m / 5'0"



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

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