



Egremont Road SE27  
£675,000

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# In general

- Three-bedroom
- Potential to extend STPP
- Gentle modernisation required
- Awaiting probate
- Chain free
- EPC Rating: C

# In detail

Exciting opportunity to add your own stamp to this charming three-bedroom family house on this desirable West Norwood street.

Ideally located for the excellent local schools, transport links of Tulse Hill and West Norwood as well as the ever-improving amenities of Norwood Road - including the PictureHouse Cinema and new library.

This mid-terrace 1930's house has been lovingly maintained by the former owner - but offers potential to loft-extend and kitchen extend within permitted development guidelines to create a long-term family home. Early viewing recommended.

EPC: C



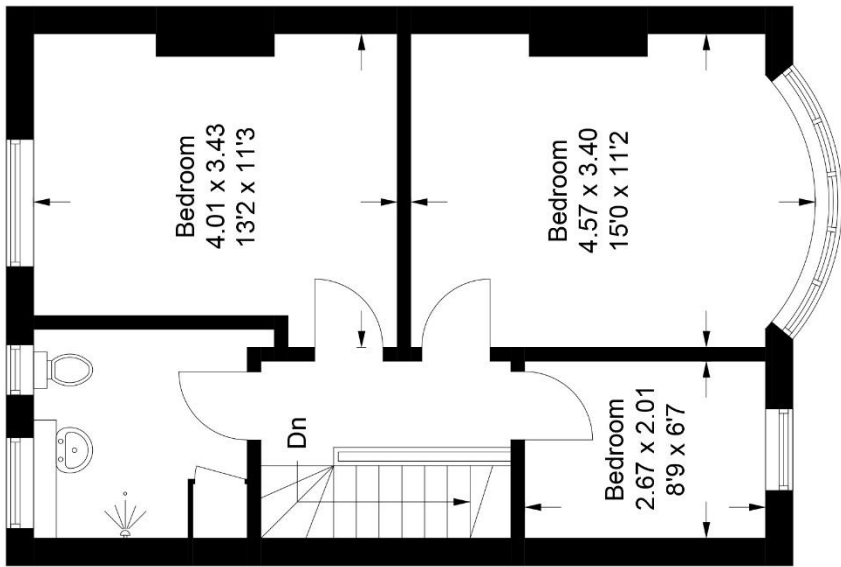
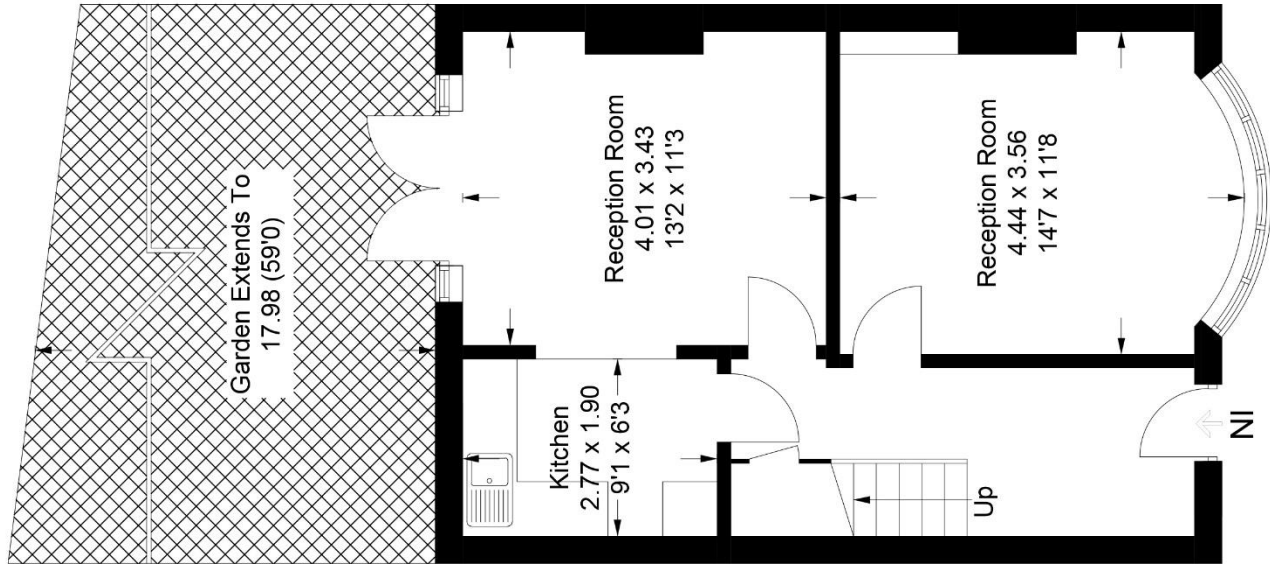
# Floorplan

**Egremont Road, SE27**

Approximate Gross Internal Area = 91.8 sq m / 988 sq ft



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



**Ground Floor**

**First Floor**

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 Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions,  
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