



Portal Close SE27  
£875,000

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# In general

- 3 double bedrooms
- 2 bathrooms
- Stunning views
- Walk-in wardrobe
- Garden office / garage
- South-facing garden
- Chain free
- EPC Rating: D

# In detail

Truly stunning loft extended family house with breath-taking views of London set on a desirable cul-de-sac in the heart of West Norwood.

Ideally located just 0.5 miles from Tulse Hill station and 0.4 miles from West Norwood station offering excellent access into The City via London Bridge and London Victoria.

Conveniently positioned for the fantastic amenities of Norwood Road including the bars, restaurants, shops and the Picturehouse cinema and library as well as being a short journey from Brixton, Streatham, Herne Hill and Dulwich Village.

There are a choice of excellent primary and secondary schools nearby, both state and private, as well as a host of green spaces, parks and recreation areas.

Lovingly modernised to a high standard with modern bathrooms, underfloor heating and a stylish integrated kitchen, this family home is being sold with the benefit of being chain free.

The master suite in the loft boasts almost panoramic views across the London skyline with en-suite shower. As well as a large family bathroom with separate walk-in shower there are two further doubles to the first floor as well as a well-designed walk-in wardrobe or study area off of the second bedroom.

There is a charming 42' ft south-facing garden that leads onto the fully functional home office / garage at the rear with vehicle access.



# Floorplan

## Portal Close, SE27

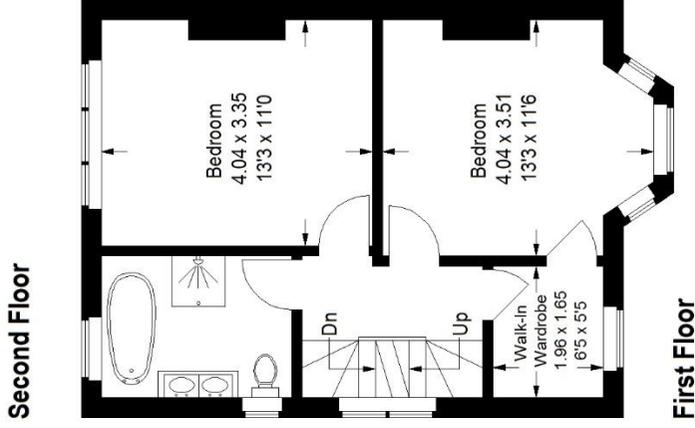
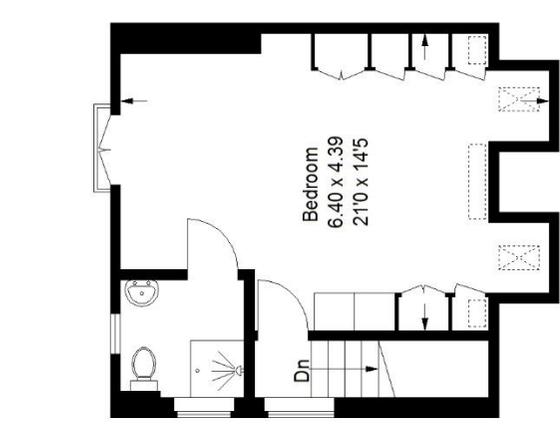
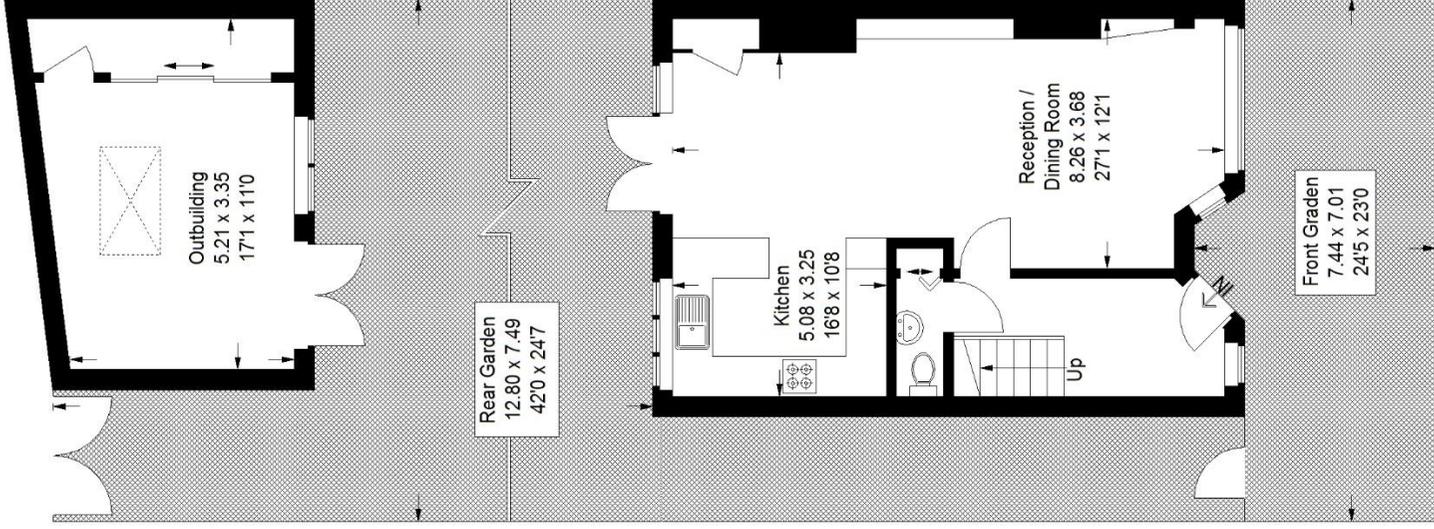
Approximate Gross Internal Area  
(Excluding Outbuilding)

Ground Floor = 45.5 sq m / 490 sq ft

First Floor = 43.3 sq m / 466 sq ft

Second Floor = 31.6 sq m / 340 sq ft

Total = 120.4 sq m / 1296 sq ft



= Reduced headroom below 1.5 m / 50

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64   D	86   B
39-54	E		
21-38	F		
1-20	G		

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