



Eylewood Road, SE27
£1,100,000

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In general

- Stunning interior- designed property
- Luxury master suite
- Outdoor jacuzzi and steam room
- Bespoke kitchen / diner
- Separate self-contained annexe
- Light and bright throughout
- Popular location

In detail

A visually stunning and beautifully upgraded three bedroom property forming part of a popular residential road in West Norwood.

This unique home is arranged over three levels and has been extended beyond the original build to offer flexible and generous accommodation which has been modernised and finished to the highest standard. The ground floor comprises of a front reception room / bedroom which is neutrally decorated and has fitted storage, and also a light bay window. There is an additional shower room / WC is accessed via a pocket door, whilst the main living area and kitchen extends to over 25ft. This substantial space has been thoughtfully zoned to separate for functionality and includes bespoke cabinetry, engineered solid wood flooring, and two large skylights. The imported kitchen is an entertainers dream and features a sit-up island, marble surfaces, an induction hob, a steam oven, hot tap, wine chiller, water feature, and stone wall, whilst bi-fold doors lead to a smart decked seating area. The first floor has been transformed into a luxury master suite with coffered mood lighting and a sizeable walk-in wardrobe. Glass sliders reveal an opulent en suite with a handmade floating Balinese bath, a rainfall shower, and a further sliding door to a deck - this stylish space offers the perfect relaxing retreat to unwind. The top floor houses a further bedroom with ample eaves storage, a balcony, and a fully tiled walk-in shower / steam room.

Externally a low maintenance landscaped rear garden includes a pleasant seating area with a tranquil water feature, a heated jacuzzi spa bath, a free-standing sauna, and a further entertaining space. Beyond is a detached 25 sq m independent and self-contained annexe which could be ideal for long-term guests or privately let to generate an income, and off street parking at the front.

Eylewood Road is a community-orientated street, ideally positioned for Norwood Park and enabling ease of access to Gipsy Hill and West Norwood rail links. Prominent local schools include Kingswood. St Joseph's, and The Norwood school, whilst an array of shopping and leisure amenities can be found on the High Street and the Crystal Palace Triangle.

This design-led, one-off property must be seen to be fully appreciated.

EPC: D | Council Tax Band: D



Floorplan

Eylewood Road, SE27

Approximate Gross Internal Area

Ground Floor = 64.9 sq m / 698 sq ft

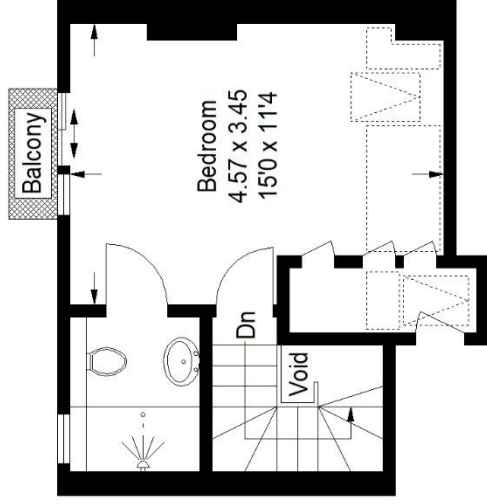
First Floor = 44.1 sq m / 475 sq ft

Second Floor (Excluding Void)

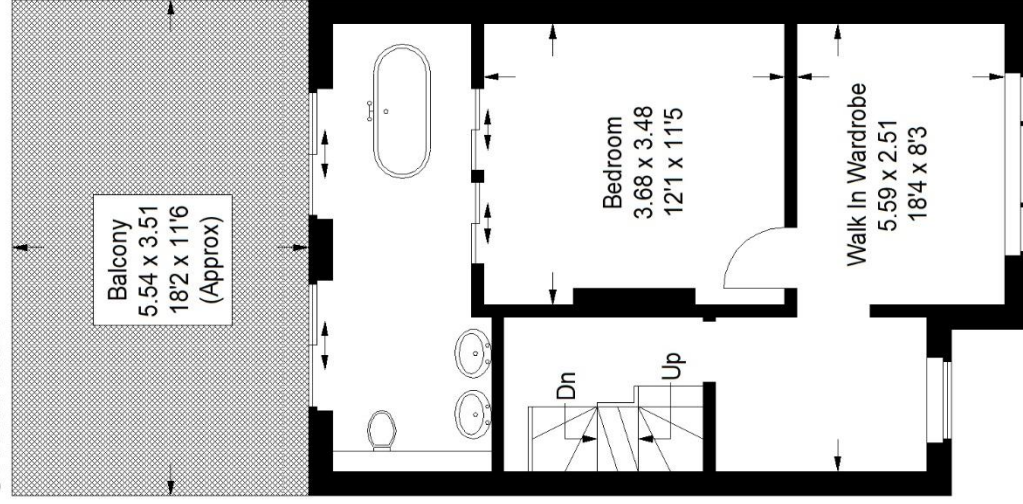
23.4 sq m / 252 sq ft

Total = 132.4 sq m / 1425 sq ft

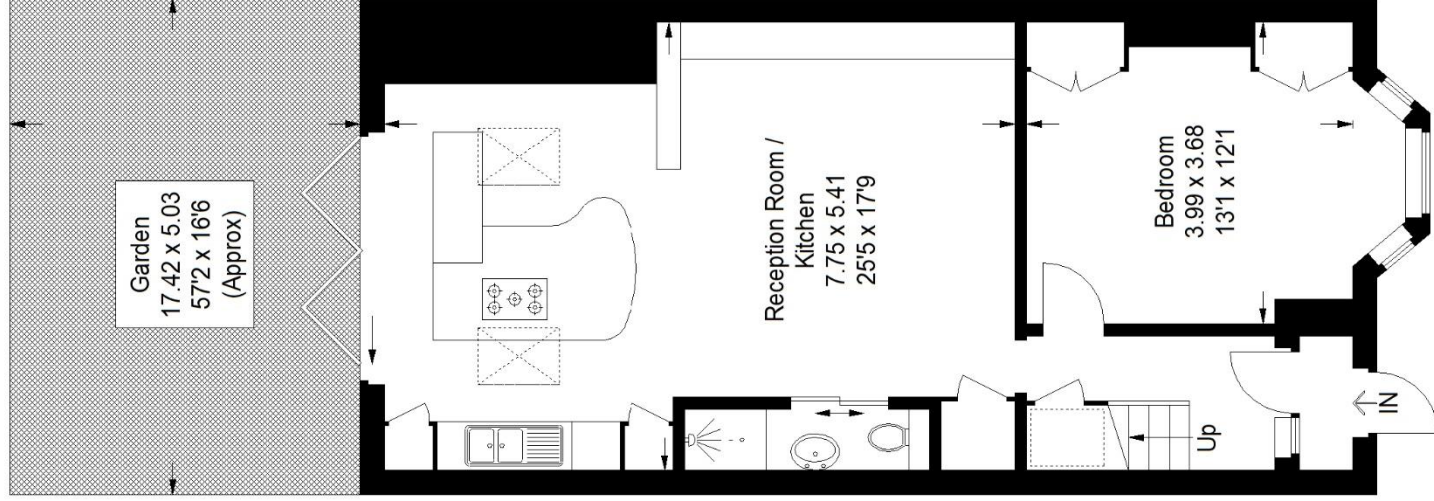
 = Reduced headroom below 1.5 m / 5'0"



Second Floor



First Floor



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		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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