



Broxholm Road SE27
Guide £400,000 - £425,000

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In general

- Period conversion
- Two double bedrooms
- Open plan kitchen/lounge
- Modern bathroom
- Bright and airy
- Fantastic views
- Great location

In detail

We are delighted to bring to the market this lovely two double bedroom, first floor flat within this impressive period house for sale on Broxholm Road, SE27.

The apartment benefits from a spacious 17ft open plan kitchen/reception, which has been lovingly refurbished by the current owner.

There is a well-appointed modern bathroom and two good-sized bedrooms, ideal for those needing a work-from-home area or permanent study.

Early viewing recommended.

Ideally located to the West of Norwood Road with a host of local amenities, bars and restaurants nearby including the new Picturehouse Cinema and modern library. Excellent local schools are well-sought after as well as a number of local parks.

Access into central London and the City is via West Norwood station and Tulse Hill station offering regular services into London Bridge, London Victoria and London Blackfriars as well as other Thameslink connections. There are local buses providing access into the neighbouring Streatham, Brixton, Herne Hill and Dulwich.

EPC: C | Council Tax Band: C | Lease Term Remaining: 993 years | GR: N/A | SC: N/A | BI: £500



Floorplan

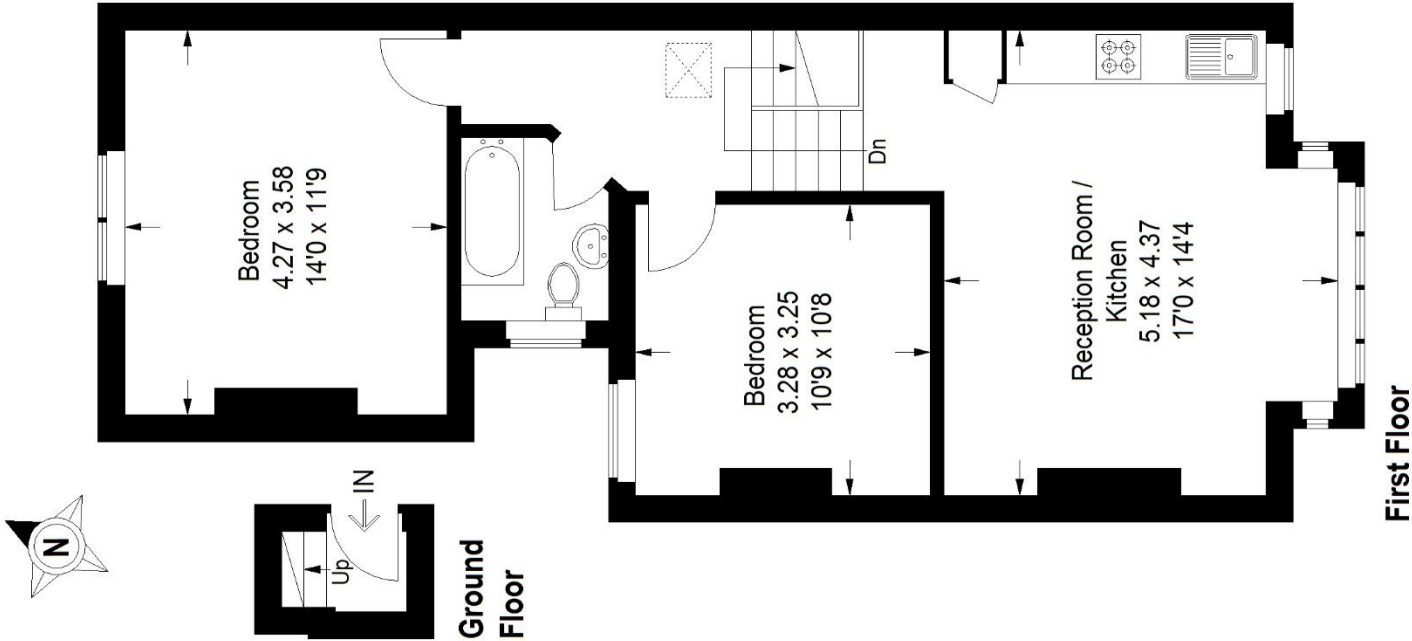
Broxholm Road, SE27

Approximate Gross Internal Area

Ground Floor = 1.4 sq m / 15 sq ft

First Floor = 61.0 sq m / 657 sq ft

Total = 62.4 sq m / 672 sq ft



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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	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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