



Durban Road, SE27
Guide Price £575,000-£600,000

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In general

- Decorated to a high standard
- Two double bedrooms
- Split level
- Private garden
- Great transport links
- Close to local amenities
- Bright and airy throughout
- Ample Storage
- Two bathrooms
- Quiet residential road

In detail

A two double bedroom, two bathroom, split-level maisonette on ever popular Durban Road available to purchase.

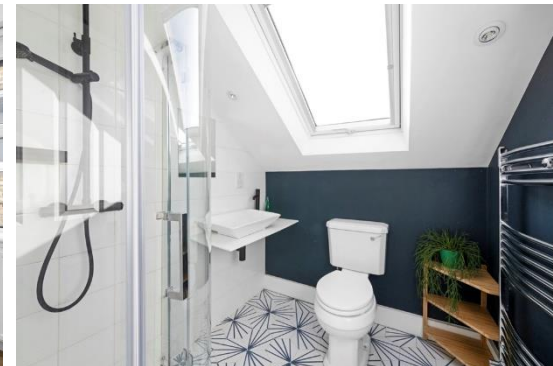
Nestled on Durban Road, this split-level garden flat offers a unique blend of period charm and contemporary living. The property comes with its own entrance, ensuring a sense of privacy and independence.

The interior is bathed in natural light, creating a warm and inviting ambiance. One highlight is the private walled garden, a peaceful retreat that flourishes in the summer months. A recent high-spec loft conversion and kitchen renovation bring modern comforts to this period home. The kitchen is well-equipped, with a separate utility area for added convenience. Built-in wardrobes and ample storage space make organisation easy, and the two bathrooms add practicality to daily life. Practical features include garden and eaves storage, and a bike lock at the front of the property.

The property offers unobstructed views of green space, providing a quiet sanctuary. Situated on the borders of West Dulwich and West Norwood, it's a community-focused area with a strong sense of neighbourly camaraderie. Conveniently located just 0.4 miles from West Norwood station, you have easy access to the city. The nearby shops, cafes, and leisure facilities in West Dulwich, West Norwood and Crystal Palace add to the local convenience. The area also offers a number of local green spaces within walking distance, including Sydenham Hill Woods, Dulwich Park, and Norwood Park.

Viewings are highly recommended, call the Pedder West Norwood team to arrange a viewing today.

EPC: D | Council Tax Band: C | Lease: 92 years remaining | SC: £0 | GR: £50pa | BI: TBC



Floorplan

Durban Road, SE27

Approximate Gross Internal Area

Ground Floor = 5.6 sq m / 60 sq ft

First Floor = 62.4 sq m / 672 sq ft

Second Floor (Excluding Eaves) = 23.6 sq m / 254 sq ft

Total = 91.6 sq m / 986 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	65 D
39-54	E		
21-38	F		
1-20	G		

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