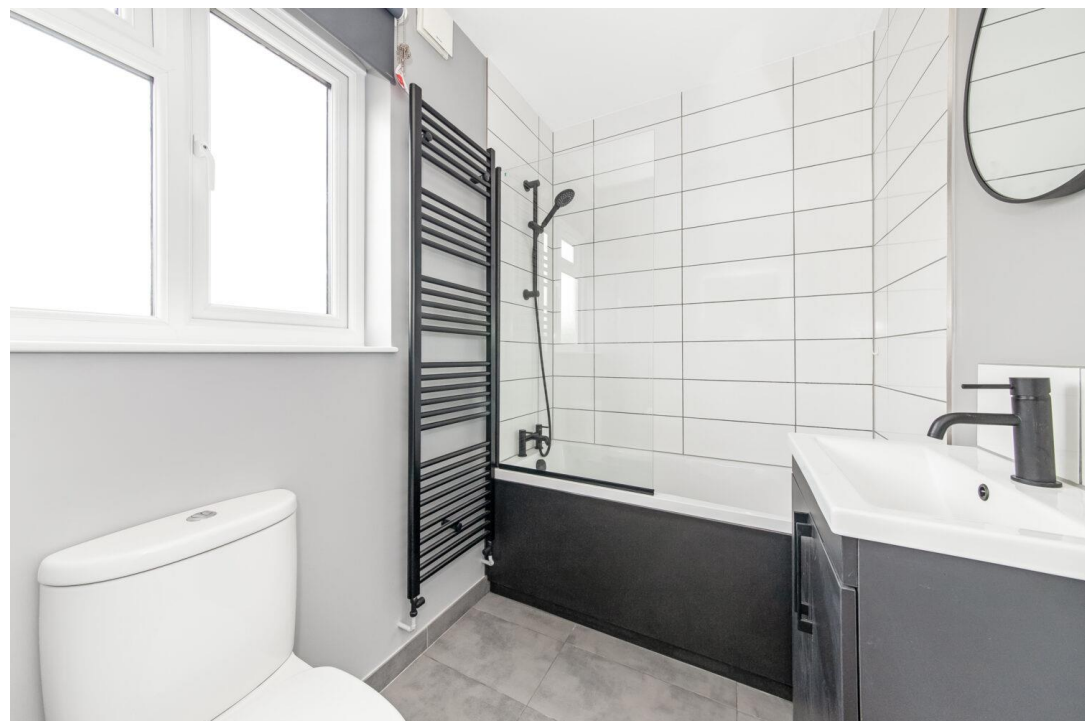
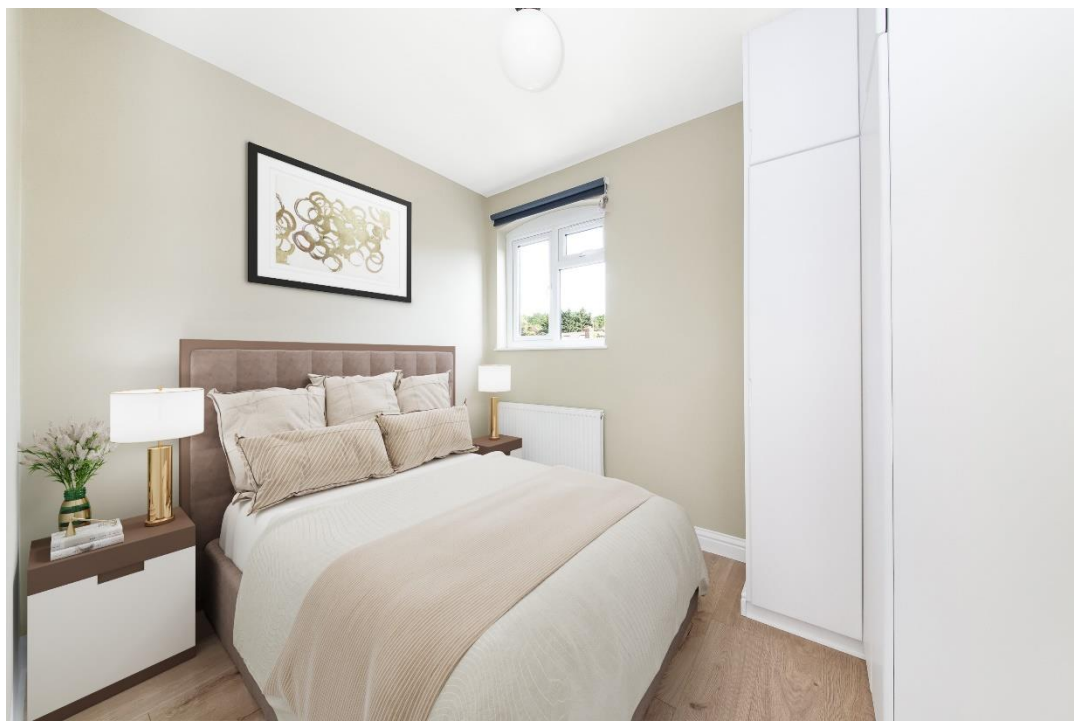




Eylewood Road, SE27  
Offers in excess £270,000

0208 702 9333  
[pedderproperty.com](http://pedderproperty.com)

**pedder**



# In general

- Newly refurbished property
- Flexible accommodation
- No onward chain
- A share of the freehold
- Sought after location

# In detail

A newly refurbished one bedroom first floor apartment located on a quiet residential road in West Norwood.

One of three properties in the building and to be sold with a share of the freehold and no onward chain, this space can be flexibly used to suit the occupier and allows for a second living or sleeping space if desired. Highlights include a light and bright living area with a sociable open kitchen (appliances included), a contemporary bathroom with matt black fittings, brand new double glazing, ample fitted storage and off street parking.

This sought after residential location is moments from Norwood Park and offers ease of access to West Norwood train station and High Street, also central Crystal Palace.

In our opinion, an ideal first time or investor purchase (projected 5.42% yield).

EPC: C | Council Tax Band: D | Lease: 999 years remaining | SC: As & When | GR: N/A | BI: TBC

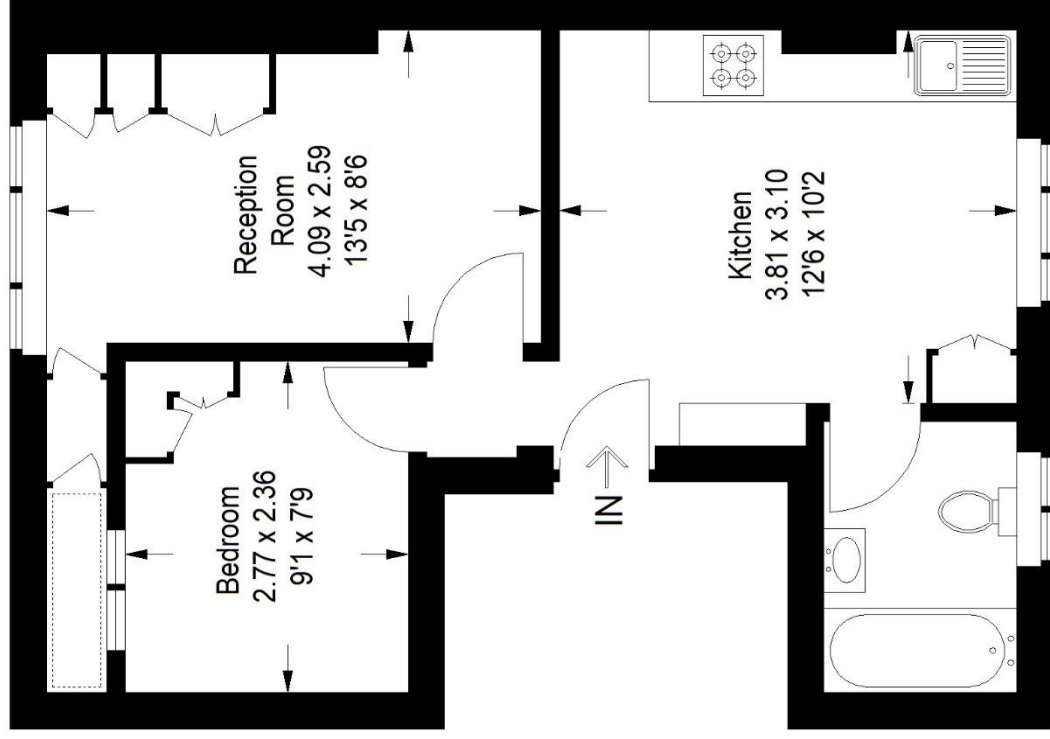


# Floorplan

## Eylewood Road, SE27

Approximate Gross Internal Area

37.5 sq m / 404 sq ft



### Ground Floor

 = Reduced headroom below 1.5 m / 5'0

Copyright [www.pedderproperty.com](http://www.pedderproperty.com) © 2024  
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	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord