



Darlington Road, SE27  
£625,000

0208 702 9888  
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# In general

- Period maisonette
- Split level
- Large front reception
- Fully fitted kitchen/diner
- Two luxurious bathrooms
- Freehold included
- Private section of garden
- Garage/storage room
- Chain Free
- Beautifully presented throughout
- Close to excellent transport links

# In detail

A beautifully presented, spacious, bright and airy three-bedroom split level maisonette on the popular Darlington Road, a quiet residential road in West Norwood, SE27.

This property has been meticulously refurbished by the current owner and boasts over 1,070 internal sq. ft. The property comprises a large front reception room with oak flooring and built-in storage, three double bedrooms as well as a fully fitted, well-presented kitchen/diner and two luxurious bathrooms. Offers a contemporary and stylish presentation of a property type which is high in demand.

This larger than average property has the benefit of a private section of garden and garage, the garage is currently being used as storage but there is plumbing for water and electrics installed, with the potential to convert the space into a home office, gym etc.

Ideally located for access to local shops, bars, restaurants and amenities of Norwood Road including the leisure centre, library and a new PictureHouse Cinema. Nearest transport is West Norwood train station for connections to The City and central London via London Bridge and London Victoria as well as access to a host of buses.

Early viewing highly recommended.

EPC: B | Council Tax Band: C | Lease: 152 years remaining | SC: Nil | SC: Nil | Buildings Insurance: £250



# Floorplan

## Darlington Road, SE27

Approximate Gross Internal Area  
 (Excluding Garage)  
 Ground Floor = 2.7 sq m / 29 sq ft  
 First Floor = 57.5 sq m / 619 sq ft  
 Second Floor (Excluding Eaves)  
 39.2 sq m / 422 sq ft  
 Total = 99.4 sq m / 1070 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	61   B	61   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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