



Station Rise, SE27
OIEO £440,000

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In general

- Conversion
- Split level maisonette
- Two double bedrooms
- Large lounge/dining area
- Separate kitchen with fitted appliances
- Luxury bathroom
- Private garden
- Well presented throughout
- Offered chain free
- Fantastic transport link

In detail

An exciting opportunity to acquire this ground floor split level, two bedroom maisonette on the popular Station Rise, SE27.

Well maintained by the current owners and charming throughout, the property comprises a private front door, large lounge combined as dining area, separate kitchen with built in appliances, two double bedrooms, luxury bathroom and private rear garden.

The property is sold with no onward chain. Located in the heart of Tulse Hill, offering enviable access into The City and West End via London Bridge and Thameslink services into Elephant & Castle, London Blackfriars and St Pancras.

There are a host of local amenities including pubs, restaurants and the Picture House Cinema towards West Norwood as well as nearby Brockwell Park & Lido towards Herne Hill. Early viewing recommended.

EPC: C | Council Tax Band: D | Lease: 133 years remaining | SC: TBC | GR: Nil | Buildings Insurance: £350 pa



Floorplan

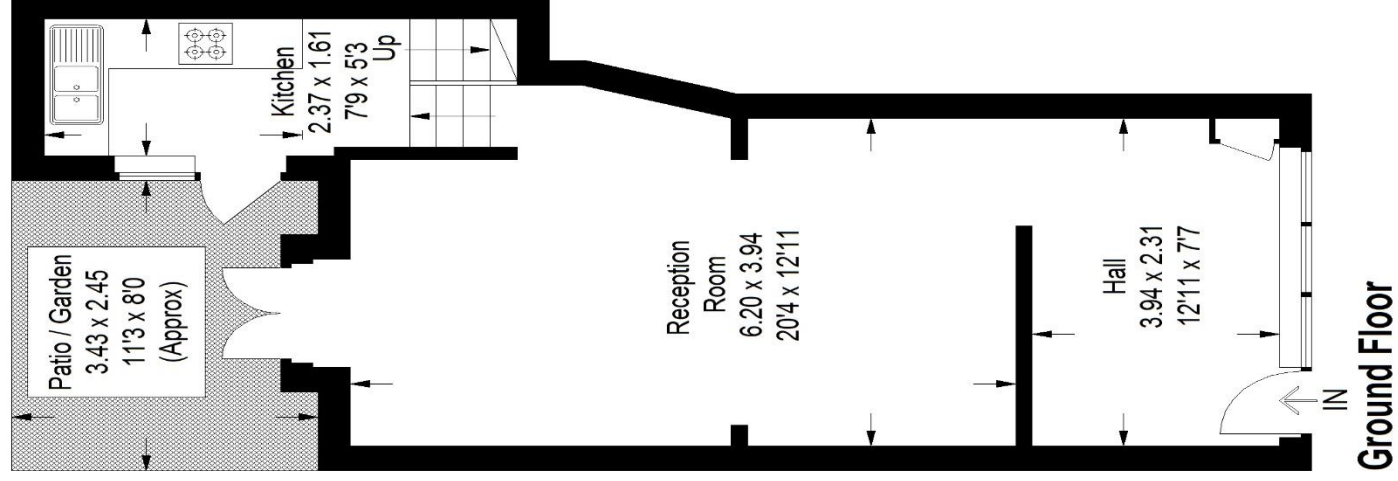
Station Rise, SE27

Approximate Gross Internal Area

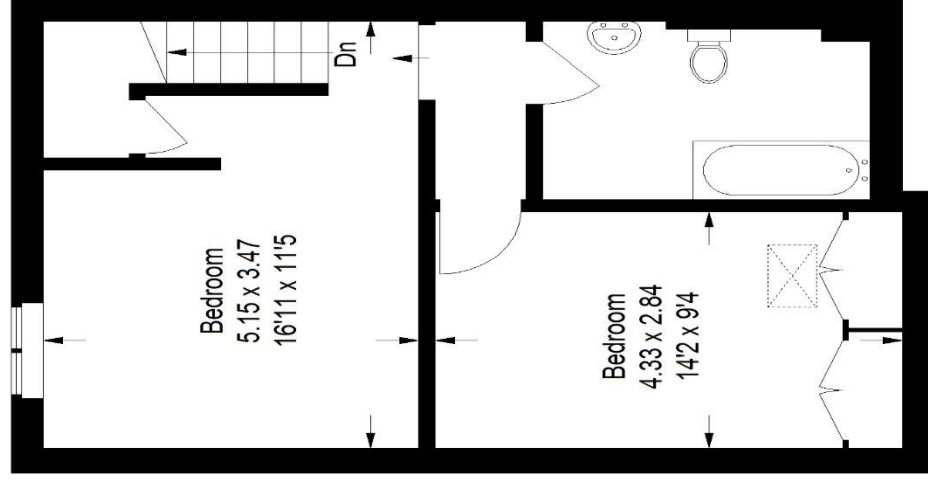
Basement = 40.39 sq m / 435 sq ft

Ground Floor = 41.36 sq m / 445 sq ft

Total = 81.75 sq m / 880 sq ft



Ground Floor



Basement

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 76 C | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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