



Knights Hill, SE27
£315,000

0208 702 9888
[pedderproperty.com](https://www.pedderproperty.com)

pedder



In general

- Two double bedrooms
- Offered chain free
- Spacious
- Bright and airy
- Well located for transport and amenities

In detail

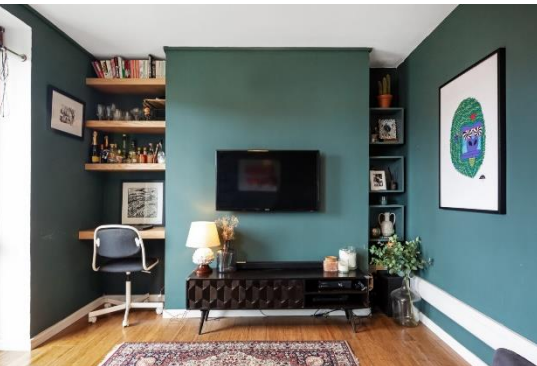
A spacious two-bedroom flat on the second floor of a purpose-built building, offered CHAIN FREE.

Well-maintained and versatile, this property serves as an excellent option for first-time buyers. The flat consists of two double bedrooms, a well-kept shower room, a fitted kitchen, and a generously sized living room that opens to a private balcony with views of the communal gardens.

Conveniently located, Hook House is surrounded by buses and amenities, with West Norwood train station in close proximity, providing easy access to London Bridge, London Victoria, and Blackfriars.

West Norwood offers a range of local amenities, including a cinema, library, and theatre, making it an attractive choice for those seeking a comfortable lifestyle in the area.

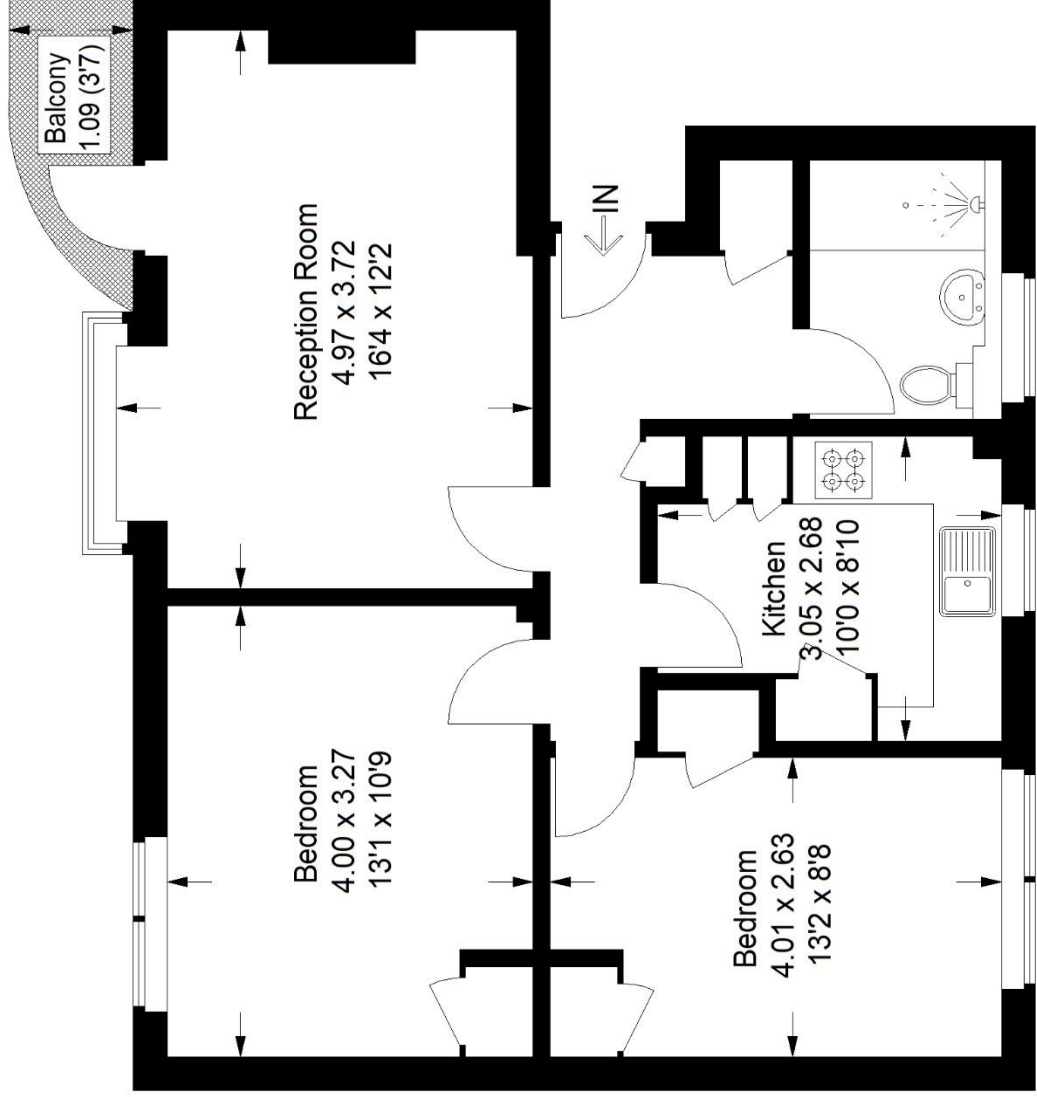
EPC: C | Council Tax Band: D | Lease: 102 years remaining | SC: £1,250pa | GR: £10 | BI: Included in service charge



Floorplan

Hook House, SE27

Approximate Gross Internal Area
61.9 sq m / 666 sq ft



Second Floor

Copyright 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		81 B
69-80	C	75 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 does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.