



Ullswater Road, SE27 | £475,000

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In General

- Two double bedrooms
- Private garden
- Period conversion
- Excellent transport links
- Close to local amenities
- Ideal for first time buyers

In Detail

A delightful ground floor two bedroom, period conversion with private garden, nestled within a sought-after residential street available to purchase.

Upon entry, the hallway guides you to two bedrooms positioned at the front of the property, offering a good amount of natural light. Continuing through, you'll find a versatile reception room, a modern fitted kitchen, and a well-appointed bathroom suite. Alongside these features, the property boasts excellent character, maintaining its charm with elegant sash windows and period details. With a tranquil retreat of a private garden, this home offers a harmonious blend of comfort and character.

Ullswater Road is ideally located within easy reach of Dulwich Village, West Norwood and Herne Hill with their parks, outstanding schools, shops and restaurants, not to mention the ever popular Picture house Cinema. Rail links to central London are from nearby Tulse Hill and West Norwood station (London Bridge and Victoria) and West Norwood (Thameslink and Southern Rail).

Early viewing is recommended.

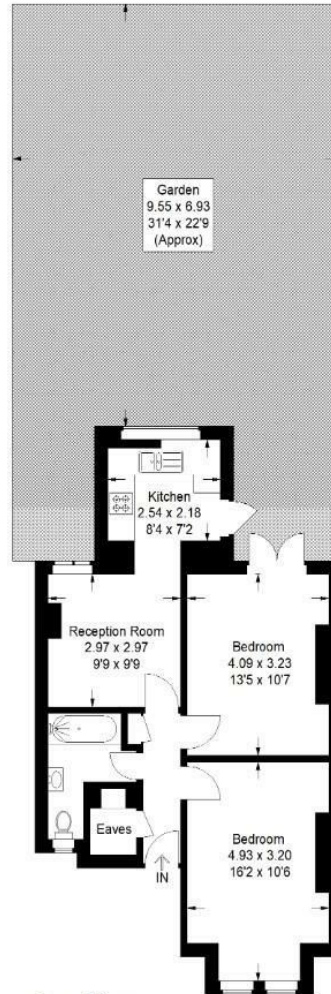
EPC: D | Council Tax Band: B | Lease: 179 years remaining | SC: £428 | GR: £1 | BI: £344.48



Floorplan

Ullswater Road, SE27

Approximate Gross Internal Area
(Excluding Eaves) 54.2 sq m / 583 sq ft



Ground Floor

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D		66	76
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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