



Wolington Road, SE27
£1,150,000

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In general

- Victorian semi-detached
- Five bedrooms
- Two large receptions
- Large kitchen/diner
- Beautifully refurbished throughout
- Period features and high ceilings
- Well kept sunny garden
- Fantastic transport links
- Close to excellent schools

In detail

A spacious and charming five-bedroom semi-detached home on Wolfington Road, a popular tree-lined residential road in West Norwood, SE27.

Beautifully presented throughout, the property boasts 1,861 sq. ft of internal space set across four floors.

The accommodation comprises: Two bright and spacious reception rooms, new and bespoke fully fitted kitchen/diner with integrated appliances, five bedrooms, family bathroom with separate WC, cellar and a well-maintained sunny aspect rear garden.

The house is just a few minutes walk to West Norwood station with direct trains to London Bridge and London Victoria, and is close to Tulse Hill station with direct trains to the City and St Pancras.

The nearby area offers excellent state and private schools as well as a Picturehouse Cinema, Leisure Centre and the independent shops, cafes and restaurants of West Norwood and West Dulwich.

Early viewings recommended.

EPC: D | Council Tax Band: F | Freehold



Floorplan

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	77 C
39-54	E		
21-38	F		
1-20	G		

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Approximate Gross Internal Area

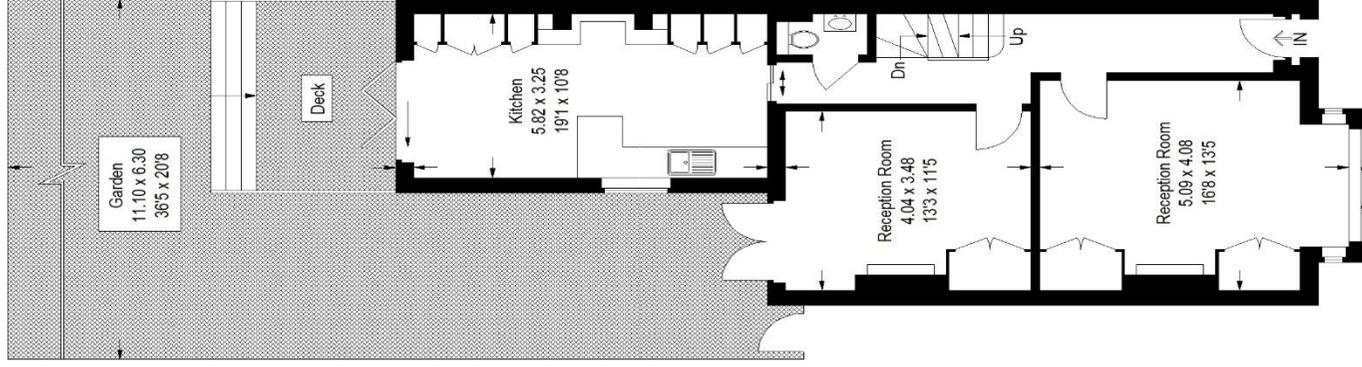
Cellar = 12.9 sq m / 139 sq ft

Ground Floor = 67.8 sq m / 730 sq ft

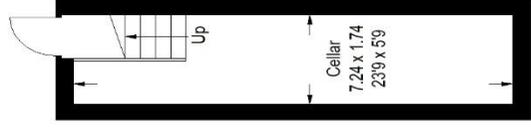
First Floor = 65.7 sq m / 707 sq ft

Second Floor = 26.5 sq m / 285 sq ft

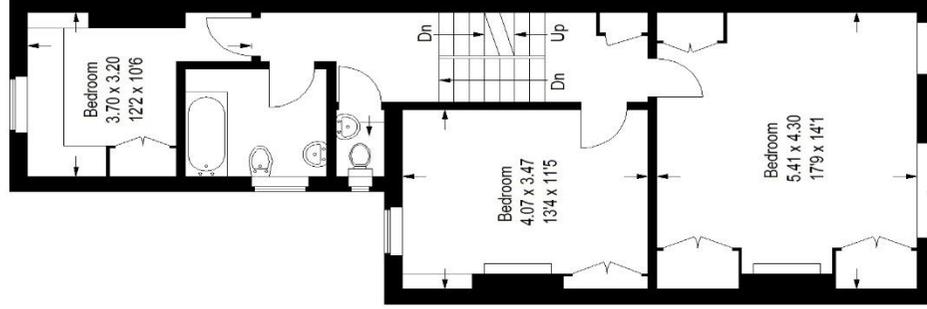
Total = 172.9 sq m / 1861 sq ft



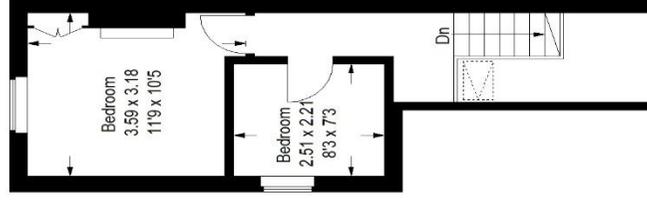
Ground Floor



Cellar



First Floor



Second 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.

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