



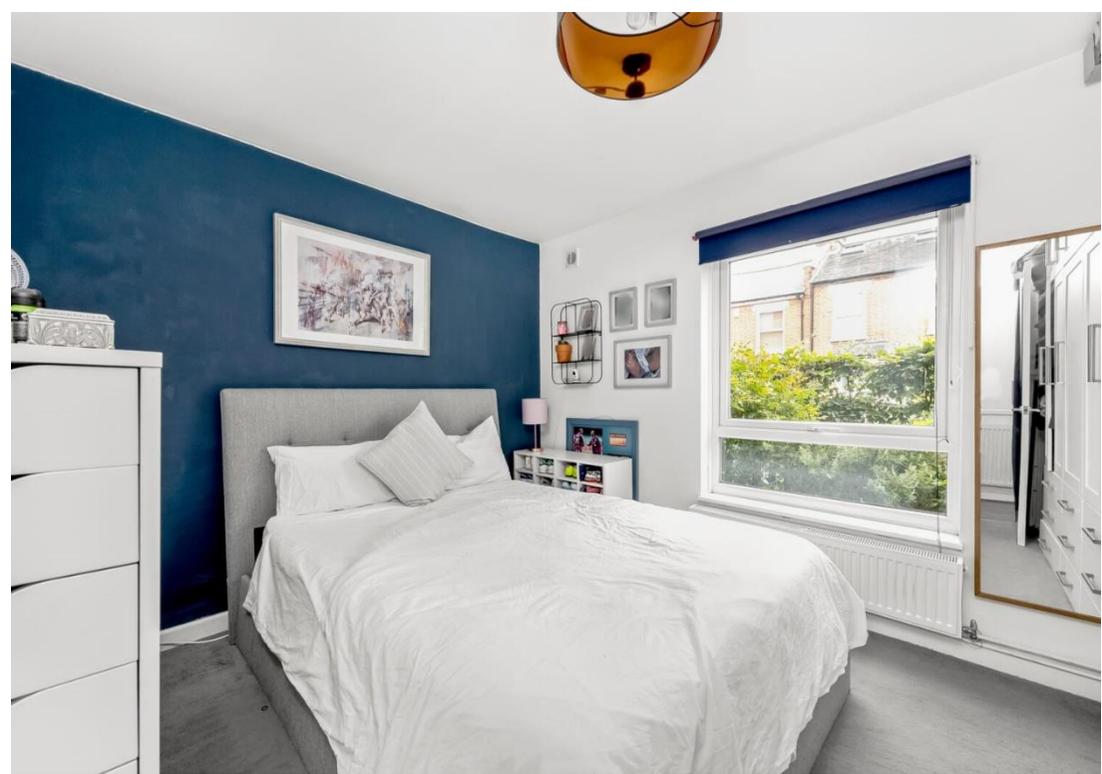
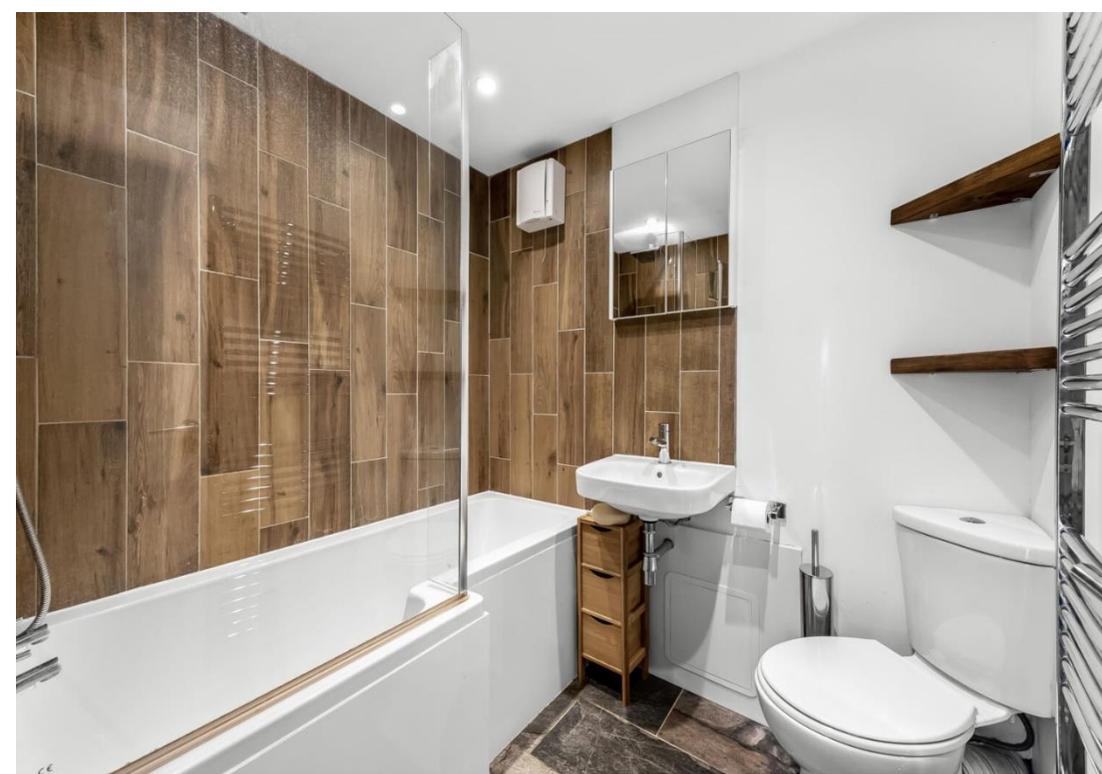
Tivoli Road, SE27

Guide Price: £300,000 - £325,000

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In general

- Purpose built secure block
- Ground floor
- One/ two bedrooms
- Large open plan kitchen/ lounge
- Ample storage
- Well presented throughout
- Ideally located for transport links

In detail

A delightful, light, bright and airy one/ two bedroom apartment available for sale on the popular Tivoli Road, West Norwood.

Located on the ground floor the property boasts 502 Sq Ft of internal space and has been lovingly modernised by the current owners. Comprising of a 20'5 open plan kitchen/ reception with integrated appliances, spacious double bedroom with built in storage, second bedroom/ study ideal for working from home & modern bathroom.

Further benefits include ample storage and access to outside space (not devised to the property)

Tivoli Road is ideally located for easy access into The City and West End from West Norwood station which offers regular services into London Victoria and London Bridge as well as bus connections into neighbouring Dulwich, Herne Hill and Brixton.

There are a host of local amenities nearby on Norwood Road with bars, restaurants and the new Picture House cinema and Library.

Early viewing recommended.

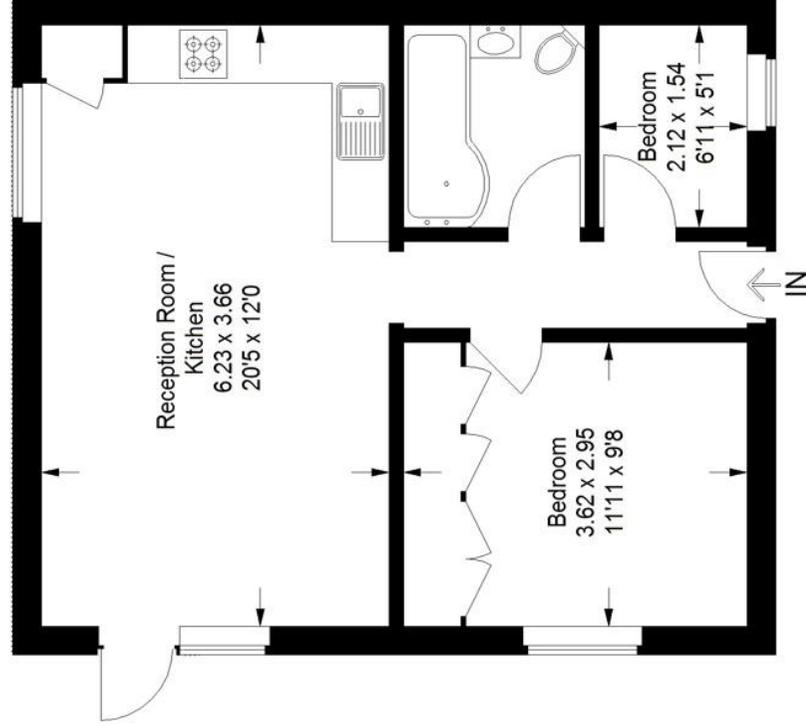
EPC: D | Council Tax Band: D | Lease: 93 years remaining | SC: £831 | GR: £10 | BI: N/A



Floorplan

Tivoli Road, SE27

**Approximate Gross Internal Area
46.6 sq m / 502 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	77 C
39-54	E		
21-38	F		
1-20	G		

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