



Harpenden Road, SE27 | £675,000

02087029888

westnorwood@pedderproperty.com

pedder
We live local



In General

- Victorian period property
- No onward chain
- Configured as two flats
- Four double bedrooms
- Bay-fronted reception rooms
- Two fitted kitchens
- Two bathroom suites
- Private courtyard garden
- Basement and loft access
- Offers scope for full modernisation

In Detail

A rare opportunity to acquire this freehold Victorian house, currently configured as two flats ideally located in West Norwood with no onward chain.

This charming mid-terrace period property boasts over 1,600 Sq Ft of internal space including the basement / cellar, as well as a low-maintenance courtyard garden to the rear.

To the ground floor there is a bay-fronted reception room, two double bedrooms, fitted kitchen and a bathroom as well as access to the 22 x 3'6 ft basement. On the first floor, there is a large bay-fronted reception room and two further double bedrooms as well as a kitchen and bathroom, and access to the loft space. There is potential to reconfigure this back into one family home with scope to modernise and extend subject to planning permission.

There are a vibrant mix of independent shops, cafés, and restaurants nearby, along with popular amenities such as the West Norwood Picturehouse Cinema, Library, and Health Centre.

Harpenden Road offers easy access into The City, Blackfriars, Farringdon and St Pancras from Tulse Hill station (0.3 miles), with West Norwood station (0.5 miles) offering direct links to London Bridge and London Victoria and great bus routes.

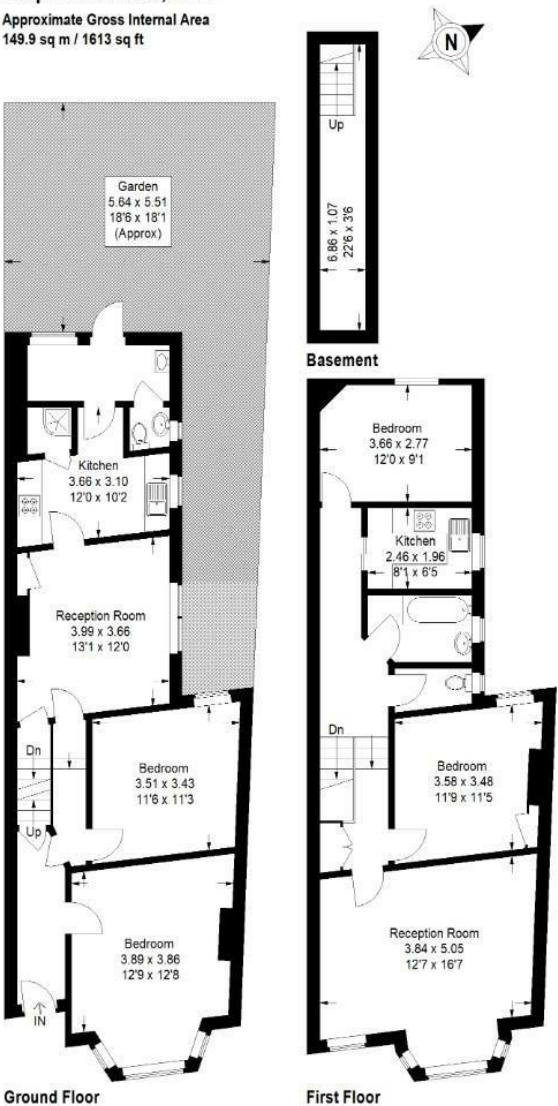
EPC: GFF C / FFF D | Council Tax Band: GFF C / FFF C | Freehold



Floorplan

Harpenden Road, SE27

Approximate Gross Internal Area
149.9 sq m / 1613 sq ft



Copyright www.pedderproperty.com © 2025
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		
Very energy efficient - lower running costs	Current	Potential
102 plus) A		
(81-101) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.