



Norwood High Street, SE27 | £465,000

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In General

- Two double bedrooms
- Chain free
- Light & bright
- Great transport links
- Courtyard garden

In Detail

This well-presented two-bedroom split-level apartment is ideally located on Norwood High Street, SE27, offering convenient access to local amenities and transport links.

The property benefits from over 770 sq. ft. of internal living space, creating a bright and well-balanced home.

Upon entering, you are welcomed into a generously sized open-plan kitchen and reception area. This space is perfect for both relaxing and entertaining, featuring a fully fitted kitchen, ample room for dining, and a large window that floods the room with natural light, enhancing the sense of space throughout.

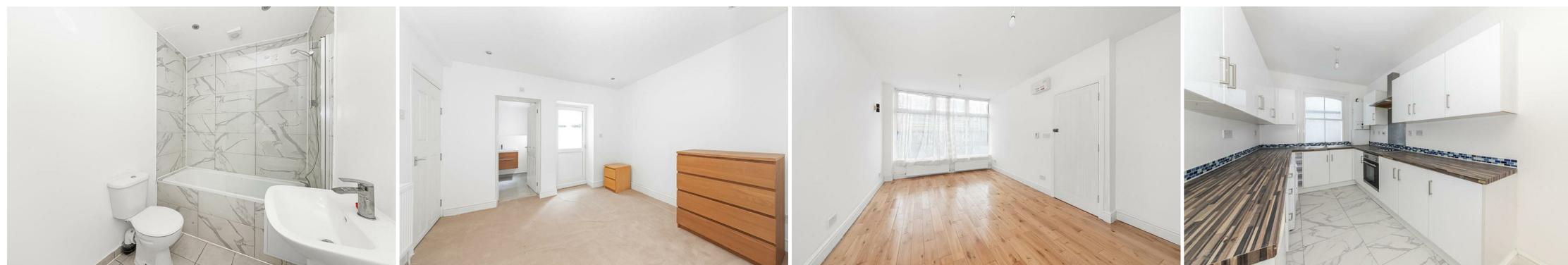
The lower level of the apartment comprises two spacious double bedrooms, both thoughtfully laid out. The primary bedroom benefits from a contemporary en-suite shower room and direct access to a private courtyard garden. A modern family bathroom serves the second bedroom.

Positioned just 0.1 miles from West Norwood station, the property offers excellent transport links with regular Thameslink and Southern services to London Bridge (approx. 23 mins), London Victoria (approx. 22 mins), and Blackfriars (approx. 26 mins).

There are several bus routes running along Norwood High Street, connecting you easily to nearby Brixton, Crystal Palace, Streatham, and Dulwich.

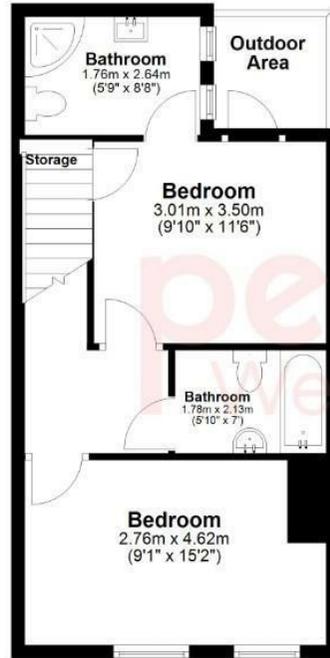
The location benefits from a fantastic sense of community, with a growing number of independent cafés, restaurants, shops, and the popular West Norwood Picturehouse cinema all within easy reach. The weekly West Norwood Feast market is a local favourite, offering artisan food, crafts, and vintage goods. Green spaces such as Norwood Park and Brockwell Park are also close by for weekend strolls or summer picnics.

EPC: C | Council Tax Band: C | Lease: 250 years remaining | SC: TBC | GR: peppercorn | BI: £350 pa

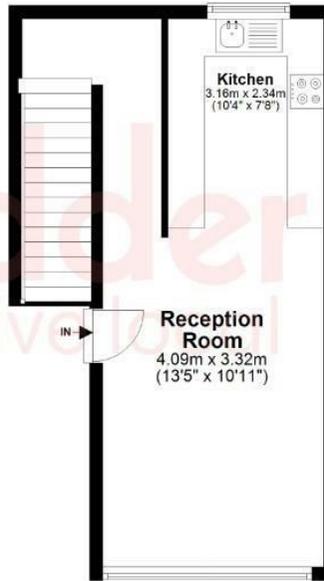


Floorplan

Lower Ground Floor
Approx. 39.5 sq. metres (425.0 sq. feet)



Ground Floor
Approx. 32.1 sq. metres (345.6 sq. feet)



Total area: approx. 71.6 sq. metres (770.6 sq. feet)

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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-91) B			
69-80) C		77	79
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		

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