

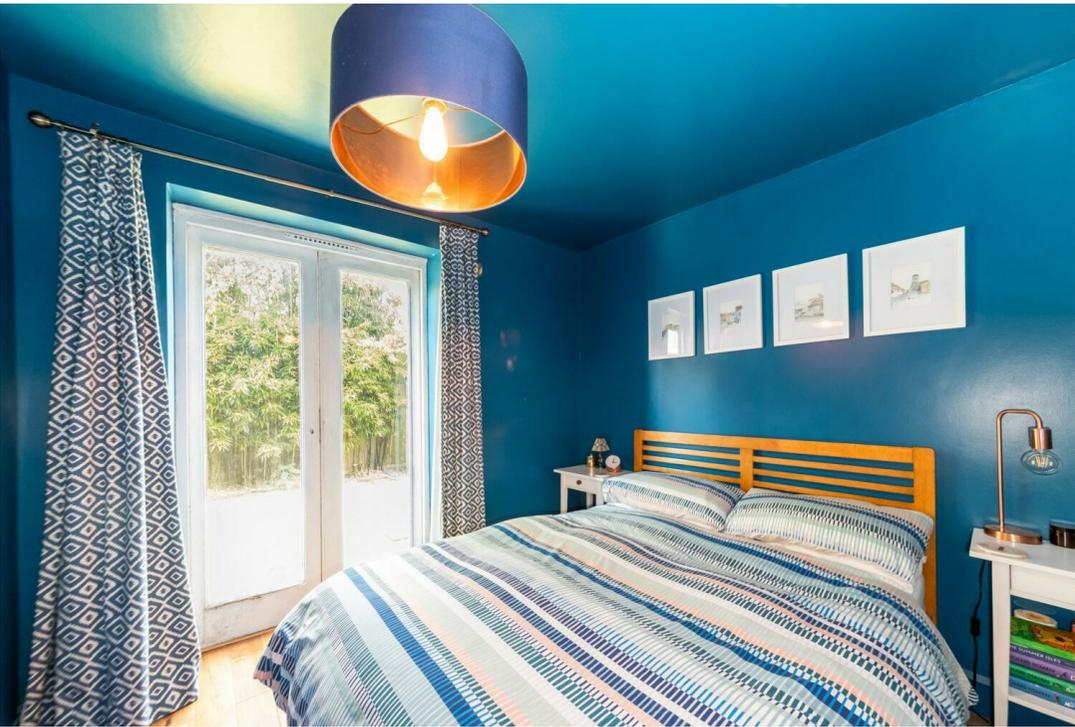


Robson Road, SE27 | £425,000

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# In General

- Two double bedrooms
- Tastefully decorated throughout
- Direct access to garden
- Open plan living room/kitchen
- Quiet residential street
- Close to amenities
- Great transport links

# In Detail

A beautifully presented two-bedroom ground floor flat on Robson Road, SE27, with direct access to the garden, now available to purchase.

Set within a sought-after residential street in the heart of West Norwood, this stunning two-bedroom ground floor flat, tastefully decorated throughout, boasts an open plan living space, quality finishes, and direct access to the garden.

The flat comprises a bright and spacious open plan reception room, with sleek modern kitchen, two well-proportioned bedrooms, and a stylish family bathroom. The principal bedroom benefits from access to the garden, while the second bedroom makes an ideal guest room, nursery, or home office and filled with natural light.

Robson Road is a sought-after residential street ideally positioned just 0.3 miles from West Norwood's vibrant high street, with its excellent range of independent cafes, restaurants, pubs, and shops, as well as the popular Picturehouse cinema and leisure centre.

West Norwood station is approximately 0.45 miles away, offering direct rail services to London Victoria and London Bridge. Tulse Hill station is around 0.55 miles from the property, providing fast and frequent Thameslink services to Blackfriars, Farringdon, and St Pancras. Numerous bus routes along nearby Norwood Road offer excellent links to Brixton (Victoria Line), Streatham, Dulwich, and central London.

This is an ideal home for first-time buyers, downsizers, or anyone looking to enjoy a peaceful yet well-connected pocket of South London.

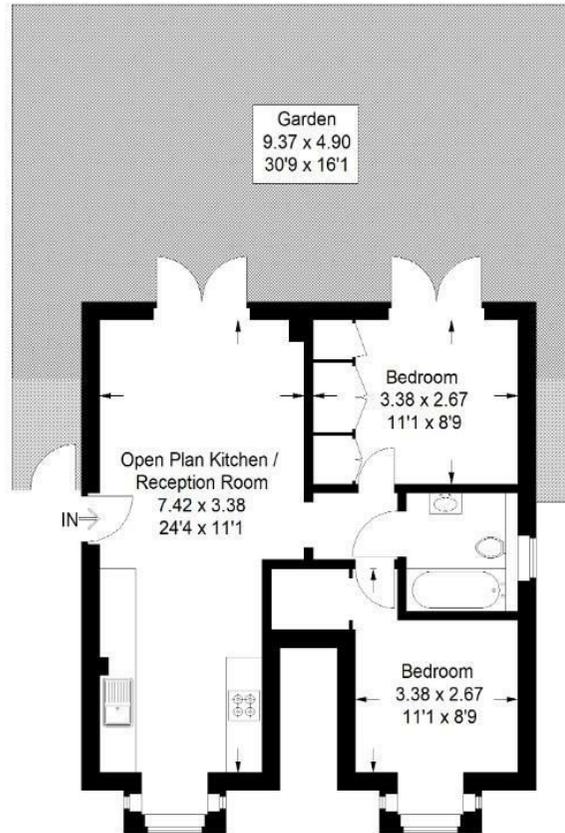
EPC: C | Council Tax Band: C | Lease: 106 years remaining | SC: £1,275.68 | GR: £150 | BI: Incl in SC



# Floorplan

**Robson Road, SE27**

Approximate Gross Internal Area  
50.5 sq m / 544 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		69	73
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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