



Durban Road, SE27
GUIDE £400,000 - £410,000

0208 702 9888
pedderproperty.com

pedder



In general

- Victorian maisonette
- Own front door
- One Bedroom/Study Room
- Fitted kitchen
- Modern bathroom
- Private rear garden
- Offered chain free
- Offered with a Long Lease

In detail

****Guide Price £400,000 - £410,000**** An exciting opportunity to acquire this current one bedroom, Victorian maisonette with separate home office/ reception room and private garden on the popular Durban Road, SE27.

Lovingly maintained by the current owners, it offers a versatile living space as either, a large one bedroom property with a kitchen/dining area and a separate reception room/ study or as a compact two bedroom property with a cosy kitchen and reception area.

The property also comes with the benefit of a recently renewed long lease and a potential to extend into the side-return, STPP and freeholders consent. The low-maintenance garden mainly consists of patio with shrub borders and seating area.

This property is ideally, located on a quiet, residential street between West Dulwich and West Norwood offering easy access into central London with National Rail services into London Bridge and London Victoria. The amenities of Norwood Road are nearby with shops, bars and restaurants as well as a public library, Picture House cinema and a Leisure Centre.

EPC: C | Council Tax Band: C | Lease: 176 years remaining | SC: N/A | GR: £55 pa | BI: £483.22 pa



Floorplan

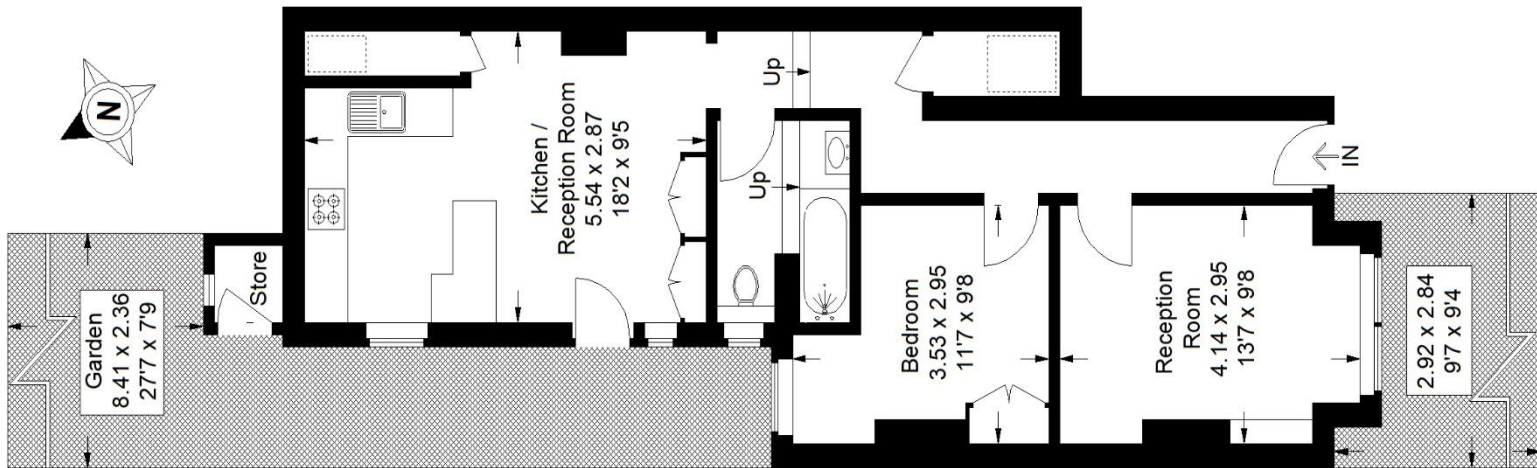
Durban Road, SE27

Approximate Gross Internal Area

58.8 sq m / 633 sq ft

Store = 0.9 sq m / 9 sq ft

Total = 59.7 sq m / 642 sq ft



Ground Floor

--- = Reduced headroom below 1.5 m / 5'0"

Copyright www.pedderproperty.com © 2019

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	70 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.