



Ladas Road, SE27
£545,000

0208 702 9888
pedderproperty.com

pedder



In general

- Two double bedrooms
- Victorian cottage
- Quiet cul-de-sac
- Good transport links
- Ideal home to put your own stamp on

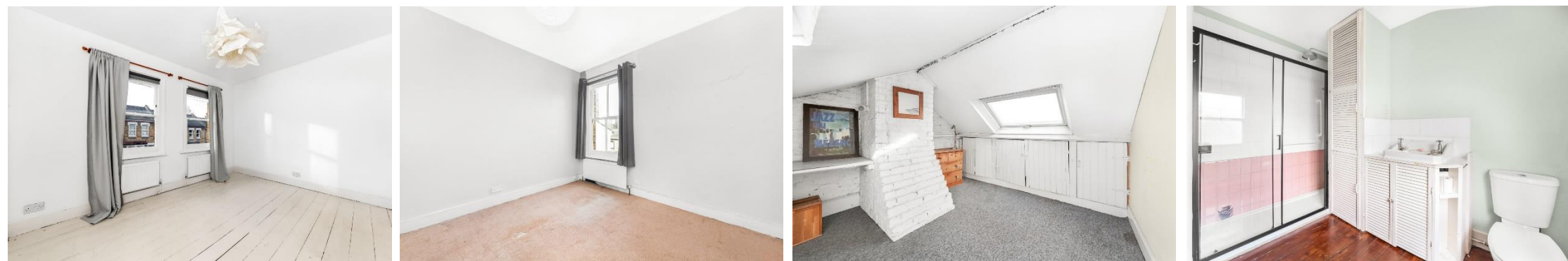
In detail

A two bedroom Victorian cottage tucked away on a peaceful residential street, now available to purchase through Pedder.

The home exudes a vintage allure, providing a welcoming canvas for potential modern updates. The property offers a cosy reception room, a modern kitchen, and a separate dining area. On the first floor you will find the two double bedrooms, and the functional bathroom, which while serving its purpose, hints at the possibility of a contemporary upgrade. Further to this, there is scope to add a third bedroom in the loft, subject to planning permission and building regulations. To the rear of the property is the private garden, offering a tranquil space for personalization and relaxation.

Ideally located for the nearby shops, restaurants and amenities of Norwood High Street as well as good local schools and transport links into central London. West Norwood station (0.5 miles) offers regular services into London Bridge, London Victoria and West Croydon, this too is complemented by local bus routes connecting to neighbouring areas.

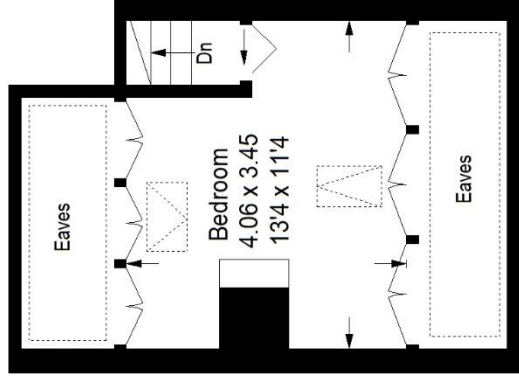
EPC: TBC | Council Tax Band: D



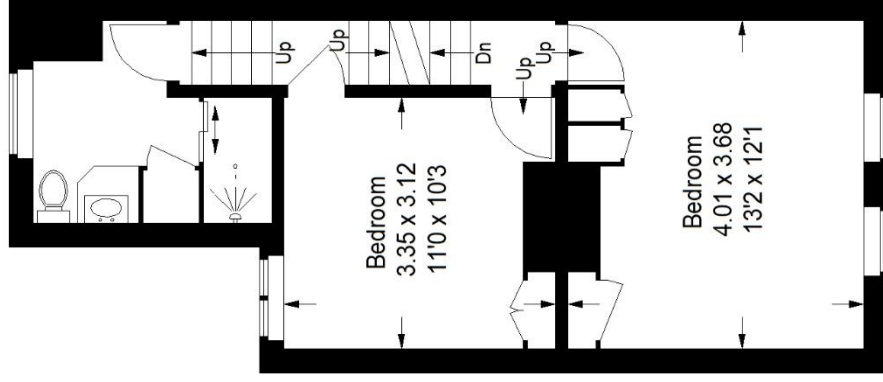
Floorplan

Ladas Road, SE27

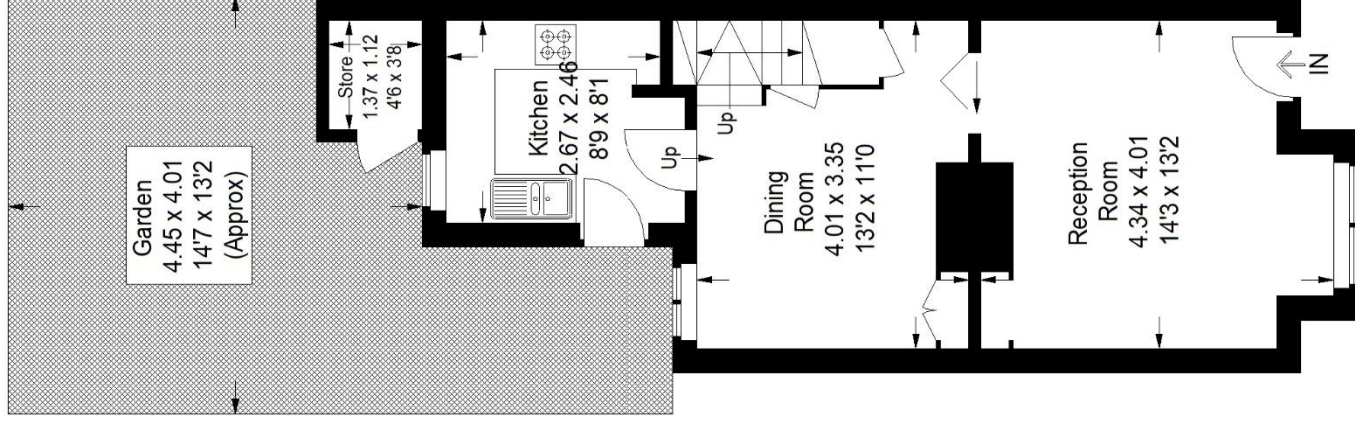
Approximate Gross Internal Area
 Ground Floor = 38.3 sq m / 412 sq ft
 First Floor = 36.7 sq m / 395 sq ft
 Second Floor (Excluding Eaves)
 14.0 sq m / 151 sq ft
 (Excluding Store)
 Total = 89.0 sq m / 958 sq ft



Second Floor



First Floor



Ground Floor

 = Reduced headroom below 1.5 m / 5'0

Copyright www.pedderproperty.com © 2024

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.