



Thurlestone Road, SE27
£350,000

0208 702 9888
pedderproperty.com

pedder



In general

- Period conversion
- First floor flat
- Two double bedrooms
- Large lounge
- Separate kitchen
- Bright and airy
- Free on street parking
- Great location

In detail

A light bright and airy two-bedroom, split-level period conversion for sale on a popular road in an ideal location for the amenities of West Norwood.

Located on the first floor, the property comprises of the following: two double bedrooms, great size lounge, separate fitted kitchen and bathroom.

Thurlestone Road is a popular tree-lined residential street, ideally located within walking distance to Norwood High Street, providing an excellent array of shops, restaurants/bars, a public library, picture house and leisure centre.

The property is ideally located for several transport links including both West Norwood & Tulse Hill stations offering ease of access into central London and the West End as well as multiple bus links.

Early viewing recommended.

EPC: E | Council Tax Band: C | Lease Term Remaining: 120 years | SC: £1,700 | GR: £250 | BI: Inc in SC



Floorplan

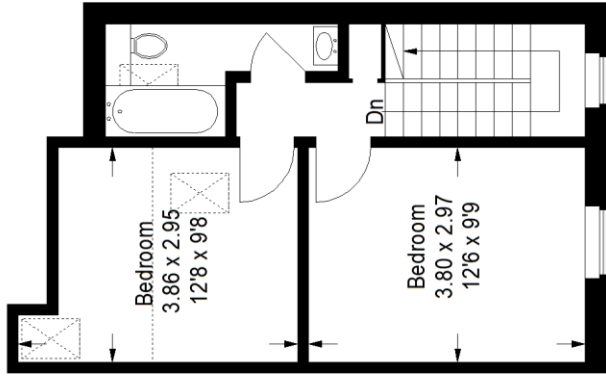
Thurlestone Road, SE27

Approximate Gross Internal Area

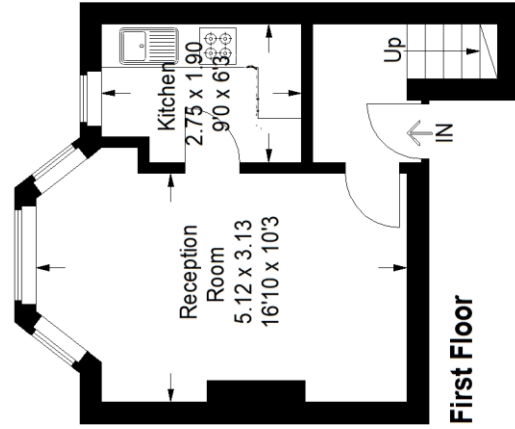
First Floor = 25.0 sq m / 269 sq ft

Second Floor = 33.0 sq m / 355 sq ft

Total = 58.0 sq m / 624 sq ft



Second Floor



First Floor

 = Reduced headroom below 1.5 m / 5'0

Copyright www.pedderproperty.com © 2023
 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		79 C
55-68	D		
39-54	E	52 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.