



Knights Hill, West Norwood, London, SE27

Guide Price: £450,000

Leasehold

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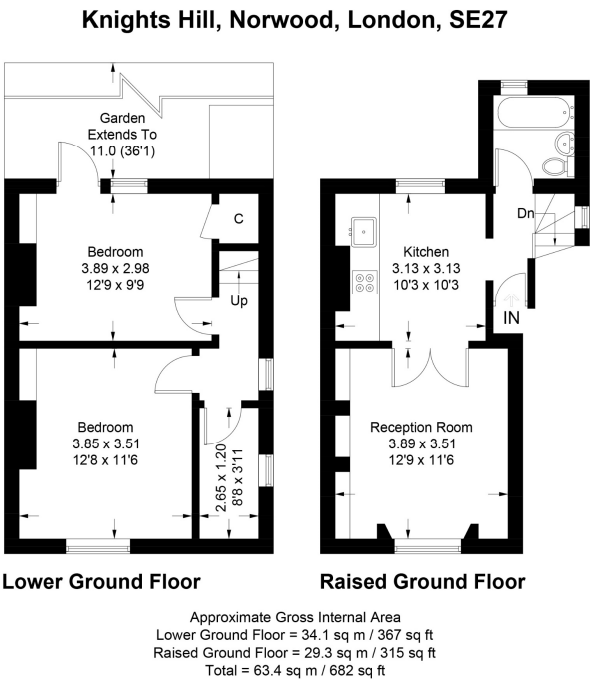
This warm and inviting home provides excellent accommodation for both relaxing and entertaining. The front of the property features a bright sash-windowed reception room, while the kitchen/diner at the rear overlooks the private garden. Two generously sized bedrooms are located on the ground floor, complemented by a family bathroom on the half-landing. A further room, currently used as a study, adds flexible space to the home.

The property also benefits from a 37ft rear garden, with direct access to a delightful park, creating a wonderful sense of outdoor space and privacy.

Situated on Knight’s Hill, the apartment enjoys excellent transport links, with West Norwood Station close by. The vibrant amenities of West Norwood including cafés, restaurants, pubs, and shops are all within easy walking distance.

Council Tax Band:
Service Charge (per annum): £1,200.00
Ground rent (per annum): £10.00

- Leasehold
 - Charming two-bedroom split-level apartment
 - Offered with no onward chain
 - Bright sash-windowed
- reception room to the front
 - Kitchen/diner at the rear overlooking the garden
 - Two generously sized



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1283700)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.