



Thurlby Road, London, SE27

£460,000 *Leasehold*



A beautifully presented and unusually spacious ground-floor conversion flat, set within an attractive Victorian semi-detached building situated on a sought-after residential road. A key feature of this property is its flexible layout, offering the potential to be arranged as either a generous one-bedroom or a two-bedroom flat, depending on the purchaser's needs.

KEY FEATURES

- Ground floor Victorian conversion flat
- Double bedroom with bespoke fitted wardrobes
- Reception Room
- Kitchen/living room
- Low maintenance, private rear garden, with private side access
- Short walk to transport links and amenities
- 125 year lease on completion



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The versatile accommodation comprises a reception room, double bedroom, kitchen/living room, and bathroom providing excellent potential for a variety of living arrangements. The private rear garden benefits from outside storage, with a shed and accompanying bike store.

West Norwood station is conveniently located nearby, offering frequent services to London Bridge and London Victoria. The amenities along Knights Hill are within easy reach, as are the local leisure centre and the Picturehouse cinema.

An internal viewing is highly recommended to fully appreciate the generous proportions and flexible accommodation this property has to offer.

Council Tax Band: C.





MATERIAL INFO

Tenure: Leasehold

Term: 125 years on completion

Service Charge: £650.00 per annum

Ground Rent: £10 Annually (subject to increase)

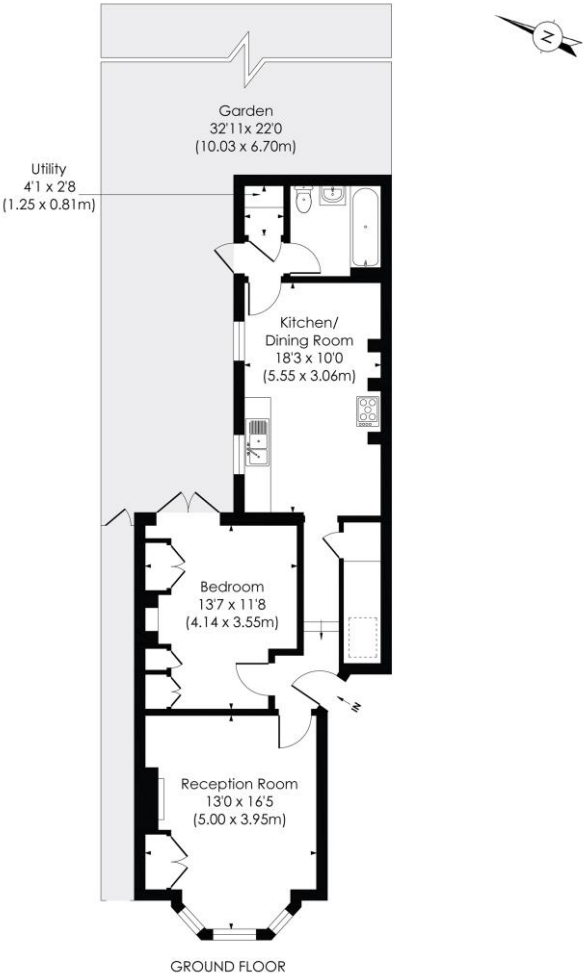
Council Tax Band: C

EPC rating: D

THURLBY ROAD, SE27

Approx. Gross Internal Floor Area

700 Sq. ft/65.03 Sq. m

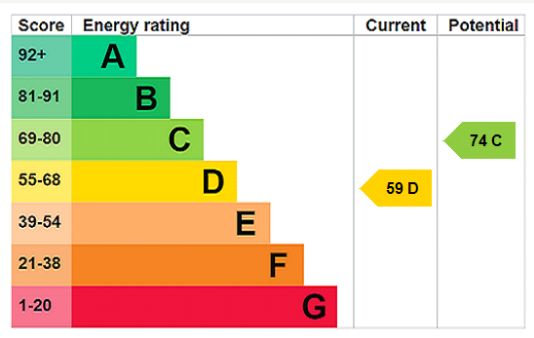


GROUND FLOOR

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PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.



Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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