



St Louis Road, SE27  
£425,000

0208 702 9888  
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# In general

- Own front door
- Bright and airy
- Two bedrooms
- Private garden
- Close to good transport links
- Period features

# In detail

A delightful ground floor two bedroom, period maisonette with private garden, nestled within a sought-after residential street available to purchase.

Upon entry, the hallway guides you to two bedrooms positioned at the front of the property, offering a good amount of natural light. Continuing through, you'll find a versatile reception room, a modern fitted kitchen, and a well-appointed bathroom suite. Alongside these features, the property boasts a share of the freehold, maintaining its charm with elegant sash windows and period details. Complete with the convenience of its own front door and the tranquil retreat of a private garden, this home offers a harmonious blend of comfort and character.

St. Louis Road is ideally located within easy reach of Dulwich Village, West Norwood and Crystal Palace with their parks, outstanding schools, shops and restaurants, not to mention the ever popular Picture house Cinema. Rail links to central London are from nearby Gipsy Hill station (London Bridge and Victoria) and West Norwood (London Bridge and Victoria).

Early viewing is recommended.

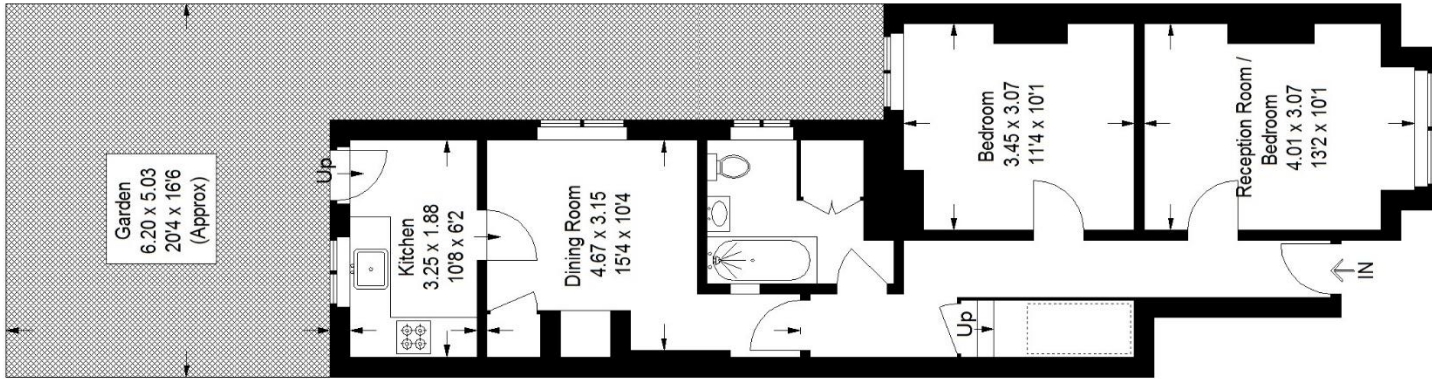
EPC: D | Council Tax Band: C | Lease: 992 years remaining | SC: £0 | GR: Peppercorn | BI: £350pa



# Floorplan

St Louis Road, SE27

Approximate Gross Internal Area  
59.7 sq m / 643 sq ft



**Ground Floor**

= Reduced headroom below 1.5 m / 5'0

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Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		<b>77 C</b>
55-68	<b>D</b>	<b>60 D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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