



Knights Hill, SE27
£415,000

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In general

- Two bedroom split level flat
- Integrated kitchen
- Neutral bathroom suite
- Ample space and natural light
- 0.4 miles from West Norwood station

In detail

A charming two bedroom split level flat, located within a Georgian conversion on Knights Hill, SE27, now available to purchase.

Separated across two floors, the lower level boasts a bright and airy living area, backing onto the mostly integrated kitchen. A well-appointed bathroom completes this level. On the top floor are the two double bedrooms, each providing ample space and natural light.

Located just 0.4 miles from West Norwood station, residents enjoy easy access to regular train services to London Bridge and London Victoria. The property is perfectly positioned to benefit from the vibrant amenities of Norwood Road, including a variety of bars, restaurants, shops, the Picturehouse cinema, and a library. Additionally, it offers proximity to Brixton, Streatham, Herne Hill, and Dulwich Village, as well as excellent local schools.

EPC: D | Council Tax Band: C | Lease: 105 years remaining | SC: £1,205.63 | GR: £10 | BI: £512.78



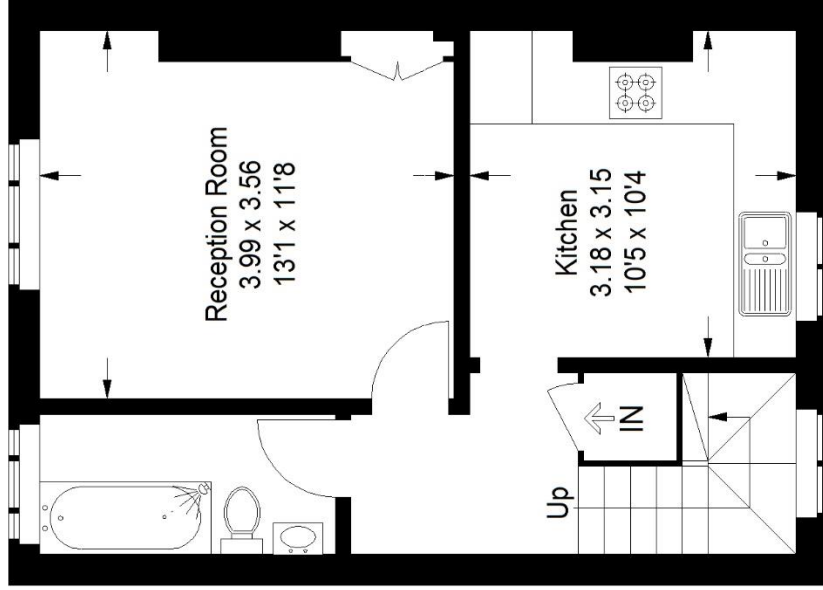
Floorplan

Knights Hill, SE27

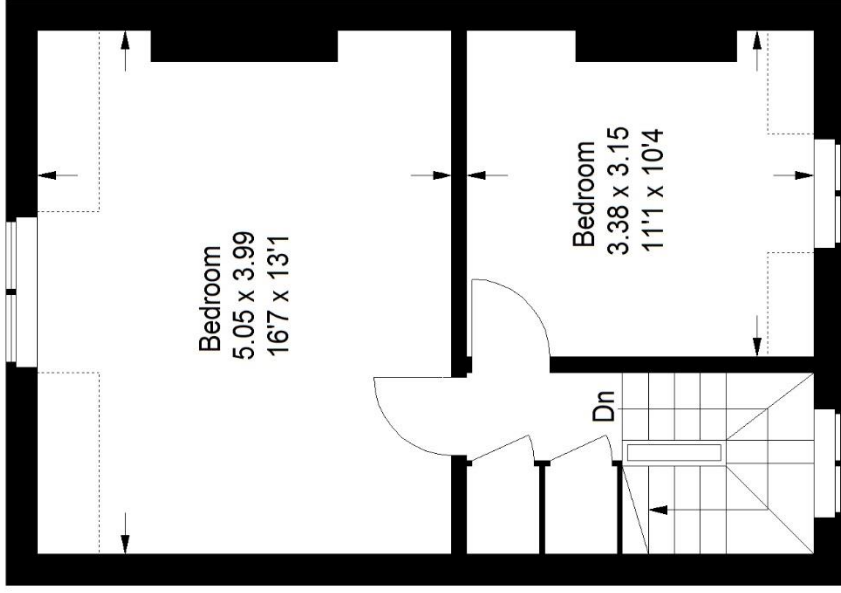
Approximate Gross Internal Area
74.8 sq m / 805 sq ft



 = Reduced Headroom Below 1.5 M / 5'0"



First Floor



Second Floor

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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		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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