



Knights Hill, SE27
£475,000

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In general

- Split level
- Two double bedrooms
- Recently redecorated
- Ideal location
- Good natural light

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. On the top floor are the two double bedrooms, each providing ample space and natural light. A well-appointed bathroom completes this level. The property benefits from recently installed windows and redecoration and the roof has been fully renewed and is still under warranty.

Located just 0.3 miles from West Norwood station, residents enjoy easy access to regular train services to London Bridge and London Victoria. Additionally, it is ideally located on the Superloop bus route, providing express, limited-stop journeys to London Waterloo in under 35 mins.

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.

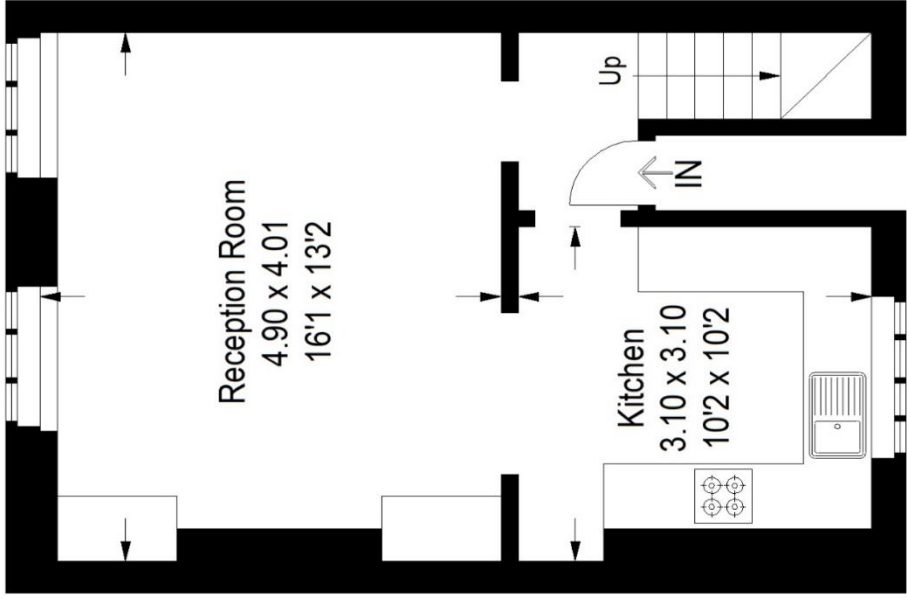
EPC: D | Council Tax Band: C | Lease: 100 years remaining | SC: £80 | GR: £10 | BI: n/a



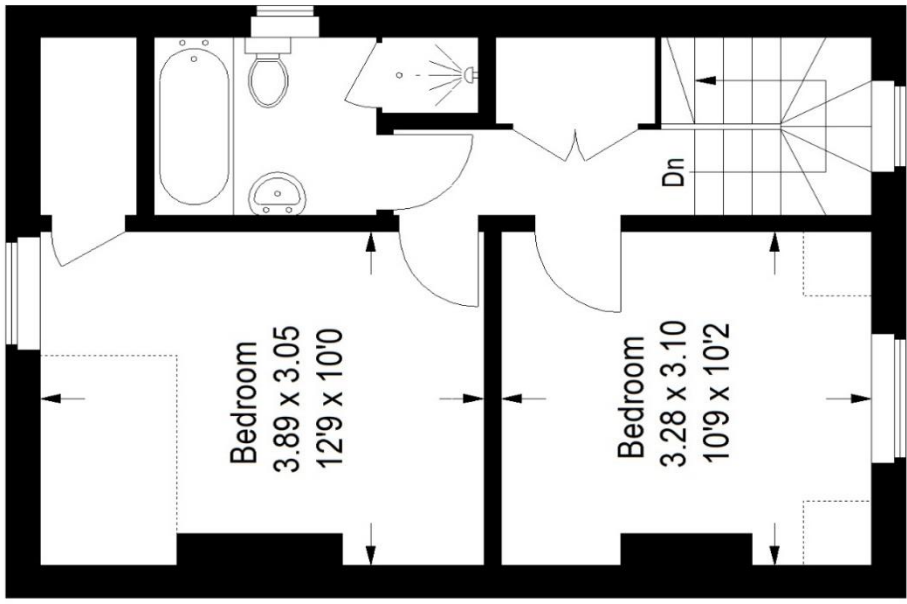
Floorplan

Knights Hill, SE27

Approximate Gross Internal Area
69.5 sq m / 748 sq ft



First Floor



Second Floor

 = Reduced Headroom Below 1.5 M / 5'0"

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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		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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