



St. Gothard Road, SE27 | Guide Price £350,000

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## In General

- Direct access to a large private garden
- Offered chain free
- Well-presented
- Excellent transport links into central London
- Close to local amenities and bus routes
- Two-bedroom ground floor flat
- Bright and airy
- Versatile space

## In Detail

**\*Guide Price £350,000 - £375,000\*** A charming two-bedroom ground floor flat with large private garden available to purchase on St Gothard Road, West Norwood.

Offered to the market chain-free, this well-presented one/two-bedroom ground floor flat offers spacious living with the rare benefit of direct access to a generous private garden.

Nicely presented throughout, the property boasts a bright and airy reception room, a well-proportioned bedroom, and a modern kitchen/dining space and well-appointed bathroom. The flexible layout has previously allowed tenants to utilize the space as both and one and a two-bedroom home, making it an excellent option for those seeking versatility.

The flat is ideally located for quick transport links into The City and West End. Regular services from West Norwood station into London Bridge and London Victoria as well as a host of bus connections through neighbouring Dulwich, Herne Hill, Brixton and Streatham.

Perfect for first-time buyers, professionals, or investors, early viewing is highly recommended.

EPC: D | Council Tax Band: C | Lease: 91 years remaining | SC: £917.52 | GR: £10 | BI: Incl in SC

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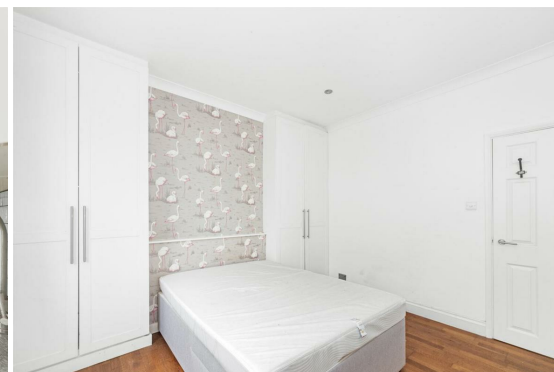
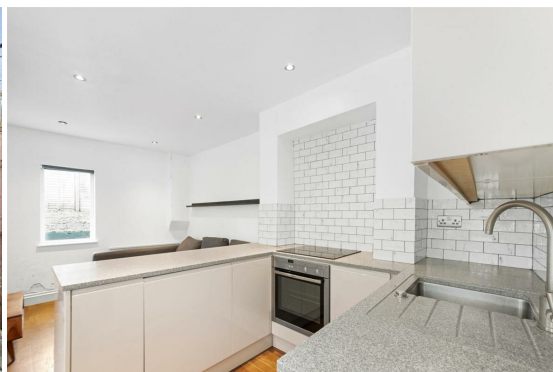
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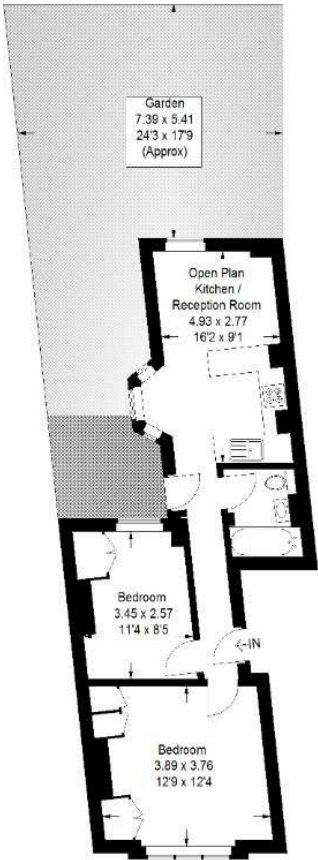
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# Floorplan

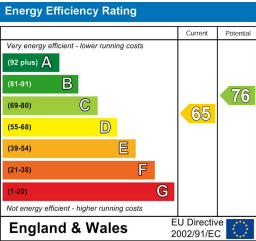
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Approximate Gross Internal Area  
47.4 sq m / 510 sq ft



Ground 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.



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