



St. Gothard Road, SE27 | £315,000

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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

**\*CHAIN FREE\*** A charming one-bedroom ground floor flat with large private garden available to purchase on St Gothard Road, West Norwood.

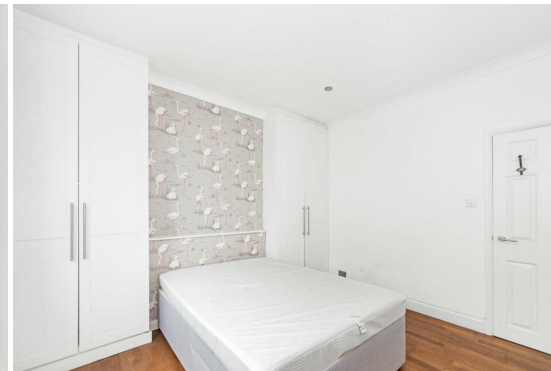
Offered to the market chain-free, this well-presented one/two-bedroom ground floor flat offers spacious living with the rare benefit of direct access to a generous private garden.

Nicely presented throughout, the property features a bright and airy reception room, a well-proportioned double bedroom and an additional versatile space ideal for a home office or additional bedroom. The flat also benefits from a modern kitchen/dining area and a well-appointed bathroom, offering a practical and comfortable layout with excellent flexibility for modern living.

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 pa | GR: £10 | BI: £328.83

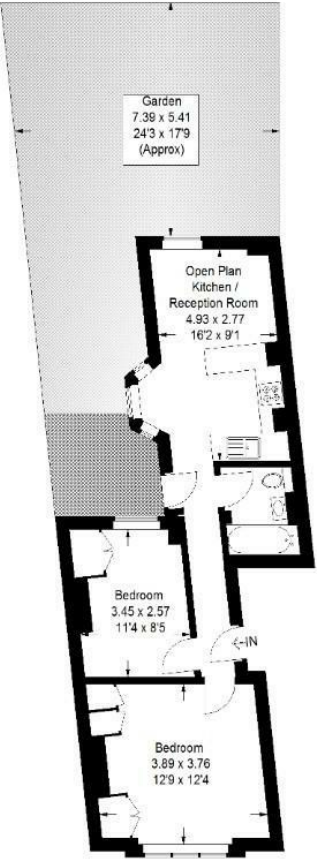




# Floorplan

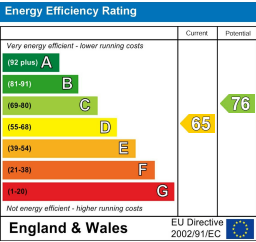
St Gothard Road, SE27

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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