



Wolffington Road, SE27 | £1,300,000

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# In General

- Elegant Victorian family home
- Stylish modernised interiors
- Spacious open-plan layout
- Luxurious principal bedroom suite
- Landscaped private rear garden
- Air conditioning in a number of rooms
- High-spec tech features
- Flexible bedroom options
- Immaculate turnkey condition
- Prime West Norwood location

# In Detail

A stunning six-bedroom home on Wolfington Road, West Norwood, now available to purchase.

Beautifully refurbished by the current owners, this elegant Victorian property offers generous space across three floors, combining period charm with modern comfort. On the ground floor, a welcoming hallway with newly laid black-and-white Victorian tiles leads to a bright front reception room, a spacious open-plan dining area with data cabling for TV, and a well-appointed kitchen that opens onto a landscaped rear garden. Upstairs, the first floor offers four bedrooms, including two large doubles with air conditioning, and a stylish family bathroom. A separate study or nursery adds flexibility.

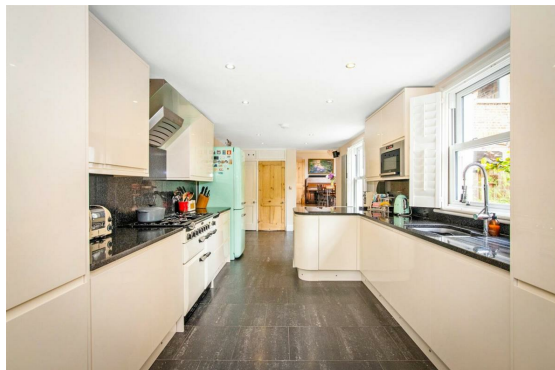
The second floor features a newly completed attic conversion, creating a luxurious principal suite with a generous double bedroom, USB-C and data points, remote-controlled electric blinds, an electric Velux, and a sleek en suite shower room with rain shower, dual-fuel heating, and built-in airing storage. A solar-powered Velux above the landing offers a powered sunshade and closes automatically in rain. All works have full building control sign-off.

Throughout the house, new carpets (2024) and redecoration (2023–2024) complement upgraded polished chrome sockets and Victorian toggle switches. Air conditioning in the three largest bedrooms (installed September 2023, with 5-year warranty) provides year-round comfort.

The private rear garden includes a digital irrigation system (2023), new pleached purple beech trees for screening, Jim Lawrence brass lanterns, and a new shed roof (2024).

Ideally located near the cafés, cinema and amenities of West Norwood, with excellent schools, green spaces, and West Norwood Station just a short walk away for direct trains to London Victoria and London Bridge.

EPC: C | Council Tax Band: F

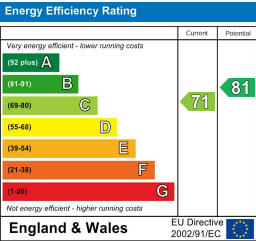


# Floorplan

Wolffington Road, SE27  
Approximate Gross Internal Area  
(Excluding Eaves)  
203.1 sq m / 2186 sq ft



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Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions,  
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