



Harpenden Road, SE27 | £675,000

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# In General

- Victorian period property
- No onward chain
- Configured as two flats
- Four double bedrooms
- Bay-fronted reception rooms
- Two fitted kitchens
- Two bathroom suites
- Private courtyard garden
- Basement and loft access
- Offers scope for full modernisation

# In Detail

A rare opportunity to acquire this freehold Victorian house, currently configured as two flats ideally located in West Norwood with no onward chain.

This charming mid-terrace period property boasts over 1,600 Sq Ft of internal space including the basement / cellar, as well as a low-maintenance courtyard garden to the rear.

To the ground floor there is a bay-fronted reception room, two double bedrooms, fitted kitchen and a bathroom as well as access to the 22 x 3'6 ft basement. On the first floor, there is a large bay-fronted reception room and two further double bedrooms as well as a kitchen and bathroom, and access to the loft space. There is potential to reconfigure this back into one family home with scope to modernise and extend subject to planning permission.

There are a vibrant mix of independent shops, cafés, and restaurants nearby, along with popular amenities such as the West Norwood Picturehouse Cinema, Library, and Health Centre.

Harpenden Road offers easy access into The City, Blackfriars, Farringdon and St Pancras from Tulse Hill station (0.3 miles), with West Norwood station (0.5 miles) offering direct links to London Bridge and London Victoria and great bus routes.

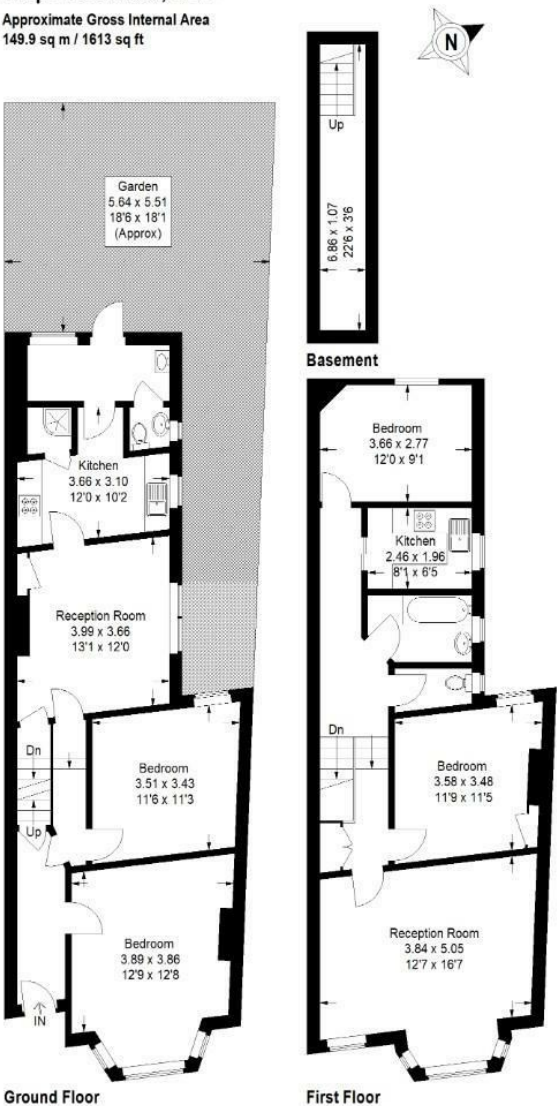
EPC: GFF C / FFF D | Council Tax Band: GFF C / FFF C | Freehold



# Floorplan

Harpenden Road, SE27

Approximate Gross Internal Area  
149.9 sq m / 1613 sq ft



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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.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| 102 plus) <b>A</b>                          |         |           |
| (81-101) <b>B</b>                           |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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