



HUNTERS®
HERE TO GET *you* THERE

Woodcote Place, London, SE27 | Guide Price £575,000 to £600,000
Call us today on 020 7708 2002



- Terraced House
- Three Bedrooms
- Lovely Garden
- Modern Kitchen and Bathroom
- Service Charge: £558 PA

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	80
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

Guide Price £575,000 to £600,000!

A well-presented three-bedroom terraced house with a spacious open plan reception room and a lovely garden that's great for entertaining!

On the ground floor there is a spacious reception room, with plenty of space for relaxing and for a good-sized dining table and chairs. The reception is semi open plan, creating the perfect space for entertaining guests or for family life. There is a timeless and stylish modern fitted kitchen, refurbished in 2021, with navy blue wall and base units with complementary hardware, a contrasting white countertop, integrated appliances, a wine fridge and wine shelves and terracotta floor tiles. From the reception you have direct access via French doors to a well-kept garden, where you can enjoy a BBQ in the summer months. There is a decked area and a grass area with flower beds and some established plants and trees, and a separate paved seating area. Also on the ground floor is a guest WC, which has been finished in a contemporary style with pink wooden paneling on the walls and partially wall papered.

Upstairs you'll find three bedrooms, all with carpeting and painted walls. The main two bedrooms have plenty of space for a double bed and additional furniture and the third bedroom is perfect for a nursery, dressing room or study with a good-sized built-in wardrobe. The modern fitted bathroom, also refurbished in 2021, is finished with a contemporary style of green metro tiling and a detailed hexagon tiled floor. There is a sleek shower cubicle, and a separate freestanding bath, a WC and a sink built into a vanity unit.

Woodcote Place is located 0.5 miles from West Norwood station, offering connections into London Bridge, London Victoria. West Norwood high street has a growing number of independent shops, restaurants, cafes and pubs and you are a 0.6 mile walk from West Norwood Picturehouse. Norwood Park is located 0.4 miles away with a playground and a café. There is a Lidl and Tesco Express at Crown Point, 0.4 miles away.

Tenure: Freehold

Service Charge: £558 per annum approx

Council Tax band: D

Authority: London Borough of Lambeth

Construction: Standard construction

Property type: Terraced house

Number of floors: 2

Entrance on floor: 1

Has lift: No

Over commercial premises: No

Parking: On street

Electricity: Mains electricity

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating: Central heating

Building safety issues: No

Public right of way through and/or across your house, buildings or land: No

Flood risk: No

History of flooding: No

Planning and development: No

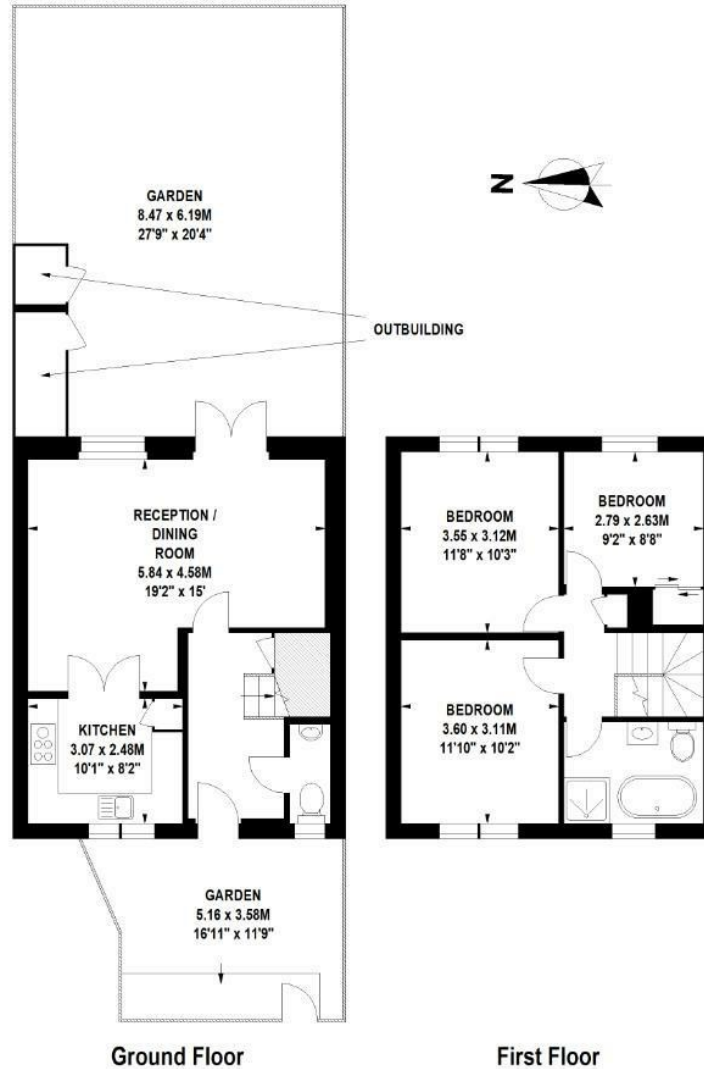
Listing and conservation: No

Accessibility: None

Mining: No coal mining risk identified

Woodcote Place, SE27

Approximate Gross Internal Area 86 sq m / 924 sq ft
Excluding Outbuildings



Floor Plan produced for Hunters by Mays Floorplans © . Tel 020 3397 4594

Illustration for identification purposes only, not to scale

All measurements are maximum, and include wardrobes and window bays where applicable

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

29 Denmark Hill, Camberwell, SE5 8RS | 020 7708 2002
| Camberwell.Sales@hunters.com

HUNTERS[®]
HERE TO GET *you* THERE