



Elder Road, SE27 | Guide Price £400,000

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In General

- Private balcony
- Close to Norwood Park
- Two double bedrooms
- Open plan living / dining
- Secure allocated car parking space

In Detail

Guide price £400,000 - £425,000

An attractive and modern two bedroom apartment situated on Elder Road, West Norwood, offering uninterrupted, elevated views over the green expanse of Norwood Park.

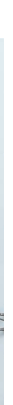
The interior features wooden flooring throughout the living areas and bedrooms, creating a warm, cohesive atmosphere. The sleek bathroom includes built-in storage and a rainfall shower ideal for relaxing after a long day.

A spacious open-plan kitchen and living area provides the perfect setting for entertaining, complete with ample room for a dining table. Large double doors open onto a private balcony overlooking Norwood Park, offering a peaceful retreat in the heart of the city.

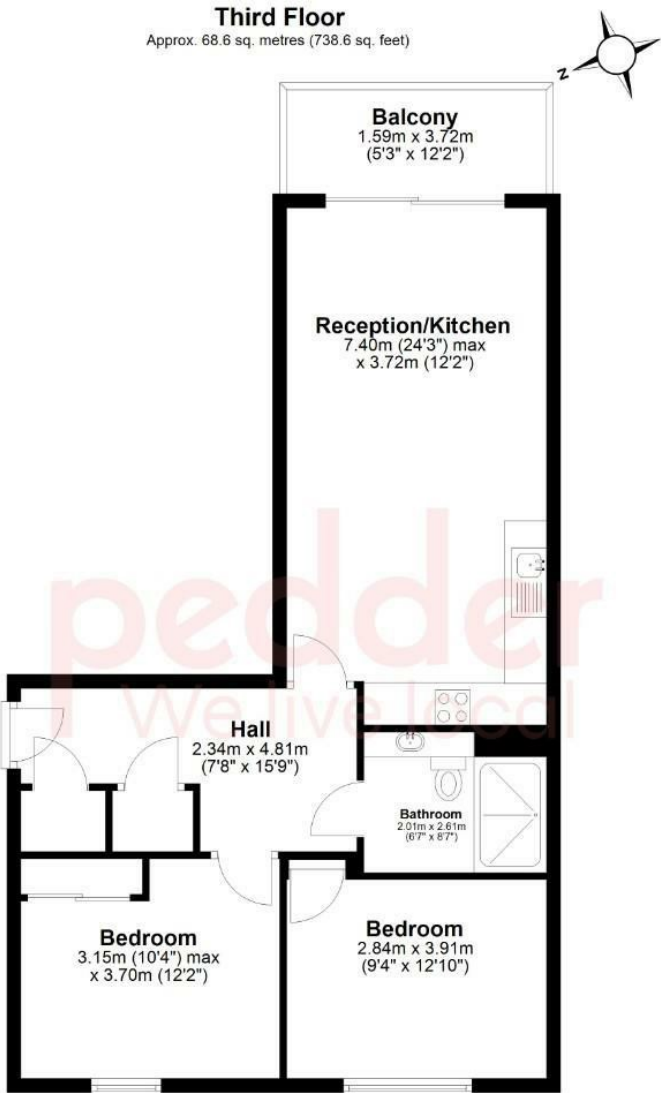
Generous entrance hallway with ample storage space. Both bedrooms are doubles, making this home ideal for sharers, a growing family, or anyone looking for a dedicated home office or guest room.

Perfectly positioned between West Norwood and Gipsy Hill, the property benefits from excellent transport connections, with regular rail services to London Bridge, Victoria, and Crystal Palace. Bus routes in area, 432 to Brixton (Victoria line) and 417 to Streatham Common.

EPC: B | Council Tax Band: C | Lease: 107 Years remaining | SC: £3189.72pa | GR:£260pa | BI: TBC



Floorplan



Total area: approx. 68.6 sq. metres (738.6 sq. feet)

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Plan produced using PlanUp.

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

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