



Hollamby House, Robson Road, SE27 9LA  
£400,000

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NEW HOMES





## In General

- Duplex Apartment
- Communal Garden
- 1 Bathroom plus additional WC
- 635 Sq Ft

## In Detail

### The Development

Hollamby House is situated on Robson Road nestled between West Dulwich and West Norwood. The area is surrounded by sought-after enclaves, renowned for their picturesque streets, verdant parks and vibrant community spirit. Hollamby House is a boutique development comprising 5 exceptional flats, each designed to offer high-end modern living set against the leafy backdrop of their surroundings. The peaceful settings belie the site's proximity to the thriving, vibrant neighbourhoods of West Norwood, Tulse Hill and West Dulwich. Beautifully finished with high-end fixtures & fittings, smart home technology, built-in wardrobes, plenty of natural light and so much more. Hollamby House offers this unique blend of urban convenience and suburban tranquillity, perfectly packaged and all finished to the highest standard.

### Flat 4, Hollamby House

This apartment is a Duplex 1 bedroom apartment arranged over the first and second floors of the development and measuring 635 SqFt. The first floor contains the open plan kitchen, dining and reception area with a large window to allow lots of natural light. It also benefits from a separate study area and bathroom. The top floor contains the master bedroom with plenty of storage which gives a luxury and private floor separate from the living space below. The apartment also benefits from access to a communal shared garden to the rear of the development. Throughout the apartment, you'll find 14mm Herringbone engineered wood flooring. The kitchens are a masterpiece of contemporary design, featuring elegant green cabinetry with soft-close doors and drawers. Each kitchen is finished with Calacatta Venato worktops and includes a classic Belfast sink, merging timeless charm with modern functionality. The building is powered by solar panels and equipped with premium efficiency boilers. Each flat in Hollamby House is designed for energy efficiency and environmental sustainability. For your peace of mind, each flat comes with a com

EPC: | Council Tax Band:



# Floorplan

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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