



Elder Gardens | | London | SE27 9TJ

£255,000



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Welcome to this charming flat located in the desirable area of Elder Gardens, West Norwood, SE27 9TJ. This delightful property, offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers or those seeking a cosy retreat.

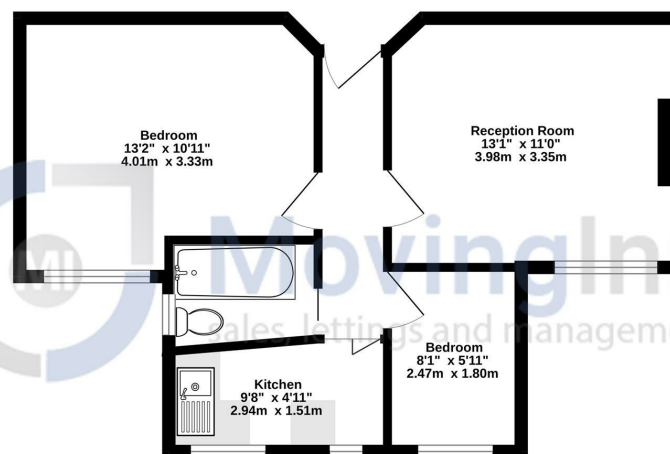
The flat features a well-proportioned reception room that invites natural light, creating a warm and welcoming atmosphere. The property boasts two bedrooms, with the second bedroom providing versatile options; it can easily serve as a home office, catering to the needs of modern living.

The separate kitchen is functional and well-equipped, allowing for easy meal preparation and entertaining. The flat benefits from gas central heating. Additionally, the long lease offers peace of mind for future homeowners. Residents will also appreciate access to the communal gardens, a lovely space to unwind and enjoy the outdoors.

- 2 bedrooms
- Good size reception room
- Access to communal gardens
- Long lease
- Separate kitchen
- Family bathroom
- Gas central heating
- Flat in excellent location
- Viewing recommended



Second Floor
 440 sq.ft. (40.9 sq.m.) approx.



Elder Gardens, West Norwood, SE27
 TOTAL FLOOR AREA: 440 sq.ft. (40.9 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive		
	2002/91/EC		

Council Tax Band B
 EPC Rating D

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