



Knights Hill, SE27 | Guide Price £575,000

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In General

- Two double bedrooms
- Two full bathrooms
- Bespoke LED bar
- Underfloor heating throughout
- Split-level private garden
- Direct rear access
- Integrated modern kitchen
- Hidden utility cupboard
- Recently refurbished throughout
- Excellent transport links

In Detail

* Guide Price £575,000 - £600,000*

A beautifully renovated two bedroom, two bathroom garden flat on Knights Hill, West Norwood, now available to purchase.

Located on popular Knights Hill, this spacious two-bedroom, two-bathroom flat is offered in exceptional decorative order throughout, with extensive upgrades, private garden, and a stylish, modern finish.

Set within a period style building, the property features an open-plan living space with a sleek kitchen, LED-lit units, fully integrated appliances, and a newly installed induction hob. A standout feature is the bespoke bar in the hallway, created from a former cupboard, complete with integrated LED shelving and a dual-zone wine fridge.

Both bedrooms are generous doubles with built-in storage and TVs (all three TVs can be included). The principal bedroom has an en-suite wet room, while the family bathroom offers a shower-over-bath. A hidden utility cupboard keeps the washing machine out of sight, ideal for those who prefer a clutter-free kitchen.

The flat boasts a beautifully landscaped private garden split over two levels, featuring new decking and a staircase between levels. There's direct rear access to another peaceful garden, which leads to Cheviot Road where free parking is available. A third garden sits at the front, alongside a lightwell that brightens the lower hallway.

Further benefits include wireless, multi-zone underfloor heating, new flooring and tiling throughout, and excellent built-in storage in every room.

Just a short walk to West Norwood and Tulse Hill stations (services to London Bridge, London Victoria & more), with excellent bus links. Local amenities include independent shops, cafes, a cinema, and the popular West Norwood Feast market.

A rare opportunity to own a turnkey-ready garden flat with superb outdoor space and high-spec finishes in a well-connected, vibrant neighbourhood.

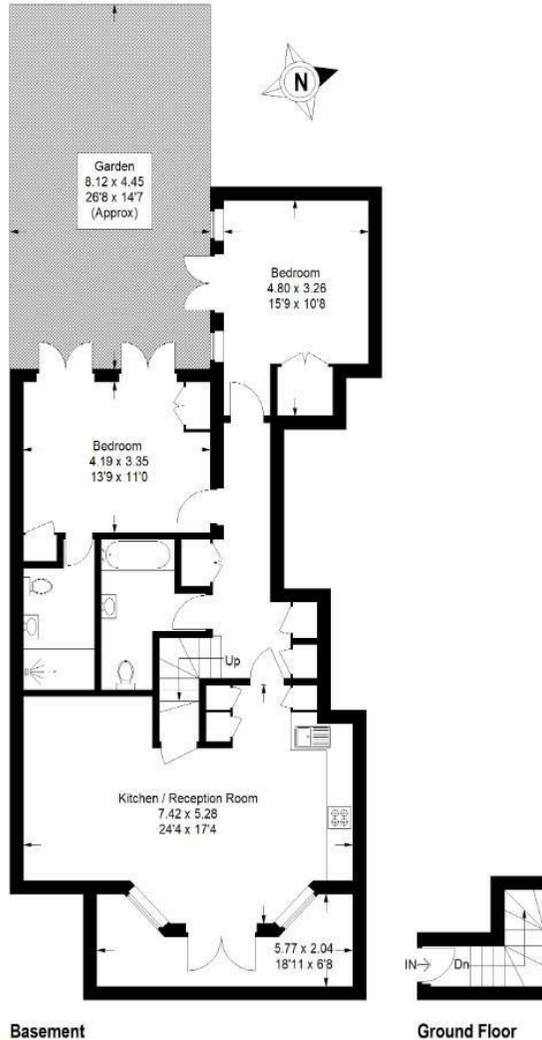
EPC: C | Council Tax Band: D | Lease: 995 years remaining | SC: £2,655 pa | GR: Nil | BI: Incl. in SC



Floorplan

Knights Hill, SE27

Approximate Gross Internal Area
102.7 sq m / 1105 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		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C		79	79
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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