



Elder Road, SE27 | £350,000

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# In General

- 712 Sq Ft / 66.2 Sq M
- Fourth floor apartment
- Two double bedrooms
- No onward chain
- Tastefully finished throughout
- Lift
- Secure underground parking
- Balcony overlooking the park
- Service charge includes gas usage

# In Detail

A beautifully presented two double bedroom fourth floor apartment forming a well maintained executive development and available for sale with no onward chain.

This tastefully finished property boasts a 23ft reception room which is socially open plan to a modern kitchen with integrated appliances - ample space for living and dining. A generous entrance hall has two sizeable storage cupboards, whilst both bedrooms are of a similar proportion and light and bright. The bathroom has clean white sanitary ware, stylish flooring and a heated towel rail. One of the highlights is the door that leads from the main living space to a balcony which overlooks the park opposite. Other notable features include a lift and secure underground allocated parking.

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: 105 Years remaining | SC: £328pcm (Including Gas) | GR: £260pa |

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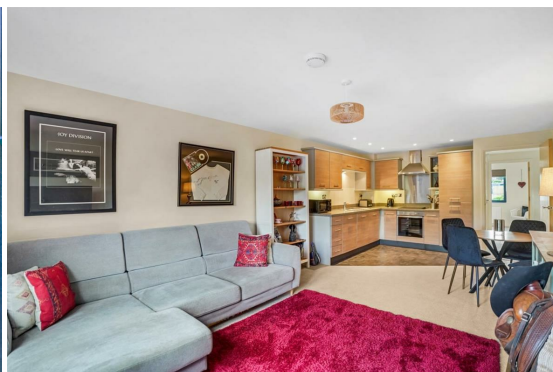
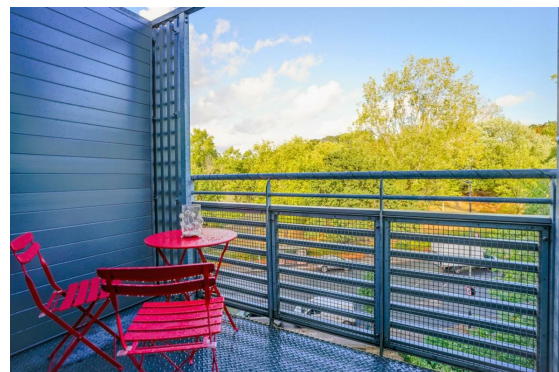
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# Floorplan

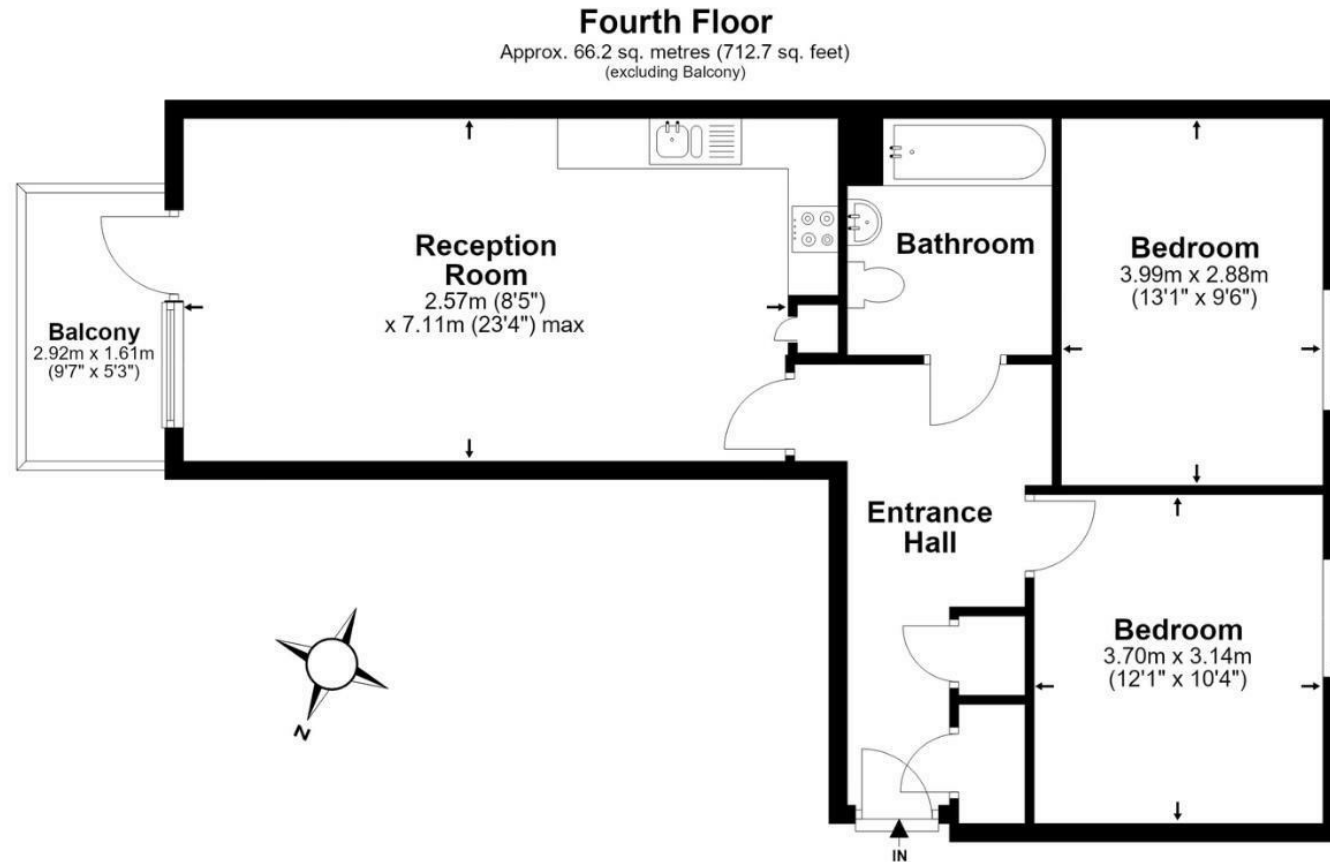
Elder Road, SE27

Total\* = 66.2 sq. m / 712.7 sq. ft

Fourth Floor = 66.2 sq. m / 712.7 sq. ft

☐ = Reduced head room below 1.5m

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\*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.

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| Energy Efficiency Rating                    |                         |
|---------------------------------------------|-------------------------|
| Very energy efficient - lower running costs | Current                 |
| 102 plus) <b>A</b>                          |                         |
| (81-101) <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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