



Cotswold Street, SE27 | £260,000

02087029888

[westnorwood@pedderproperty.com](mailto:westnorwood@pedderproperty.com)

**pedder**  
We live local



# In General

- One double bedroom
- Period conversion
- Close to West Norwood station
- Ideal first-time purchase
- Chain free

# In Detail

One bedroom period conversion ideally located opposite West Norwood train station for easy access into The City and West End.

Cotswold Street would be an ideal first-time purchase or potential pied-a-terre for those needing the station – with regular services into London Bridge and London Victoria. There are a host of local amenities, bars and restaurants on your doorstep – including the new Picture House Cinema and modern library.

Offering 405 Sq Ft of internal space, a 11'0 x 10'8 separate reception room, modern and compact fitted kitchen, modern bathroom and a spacious double bedroom at the front of the property.

Call the Pedder West Norwood sales team to arrange a viewing today.

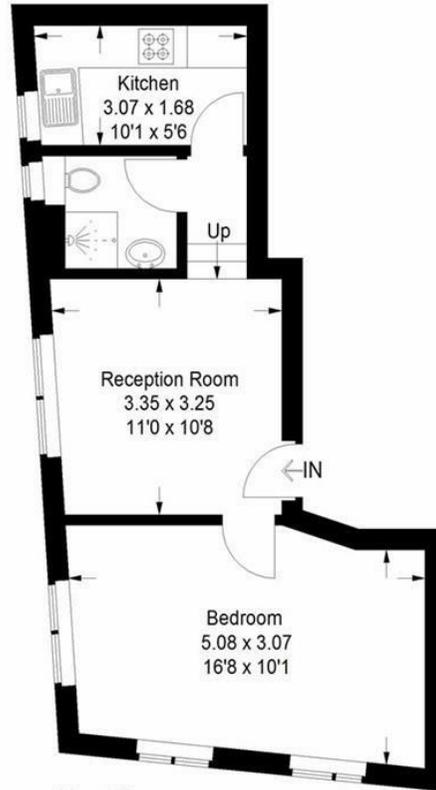
EPC: TBC | Council Tax Band: C | Lease: 108 years remaining | SC: £0 | GR: £200 | BI: £500



# Floorplan

Cotswold Street, SE27

Approximate Gross Internal Area  
37.6 sq m / 405 sq ft



First Floor

Copyright www.pedderproperty.com © 2024  
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                                    |  |                         |           |
| 55-68) D                                    |  | 69                      | 78        |
| 39-54) E                                    |  |                         |           |
| 21-38) F                                    |  |                         |           |
| 1-20) G                                     |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.