



Flat 18

St. Gothard Road | London | SE27 9PL

Offers In Excess Of £280,000



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Nestled on St. Gothard Road in the charming area of West Norwood, this newly refurbished ground floor flat offers a delightful blend of modern living and comfort. Spanning an impressive 667 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a spacious home office.

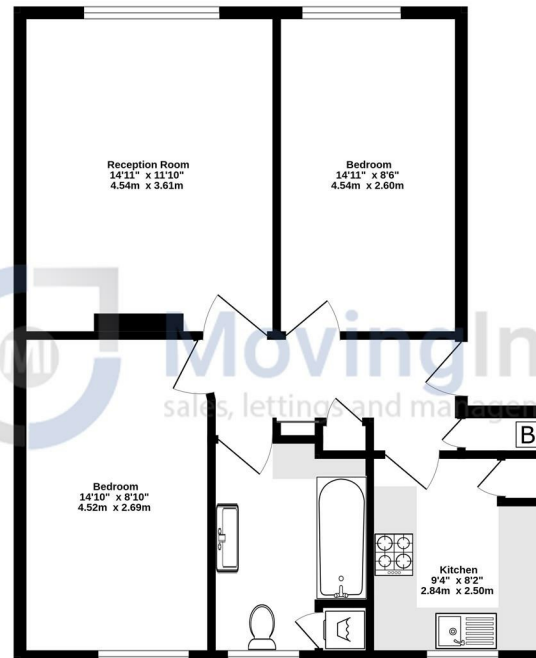
The property boasts a bright and inviting reception room, perfect for relaxation or entertaining guests. The flat has been thoughtfully designed with a contemporary finish, ensuring that every corner reflects a sense of style and functionality. The modern kitchen is equipped to meet all your culinary needs, while the bathroom has been tastefully updated to provide a serene space for unwinding after a long day.

This property is ready for you to move in without the need for any immediate renovations. With a leasehold of 91 years remaining, you can enjoy peace of mind in your investment.

- Newly refurbished flat
- Ground floor
- Bright reception room
- Leasehold: 91 years left
- Prime West Norwood location
- Modern finish throughout
- Two spacious bedrooms
- Contemporary bathroom
- Communal Gardens



Ground Floor
647 sq.ft. (60.1 sq.m.) approx.



Robert Gerard House, St Gothard Road, London, SE27
TOTAL FLOOR AREA: 647 sq ft. (60.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band B

EPC Rating D

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