

VICIS NOVA



Barston Road, SE27

£415,000



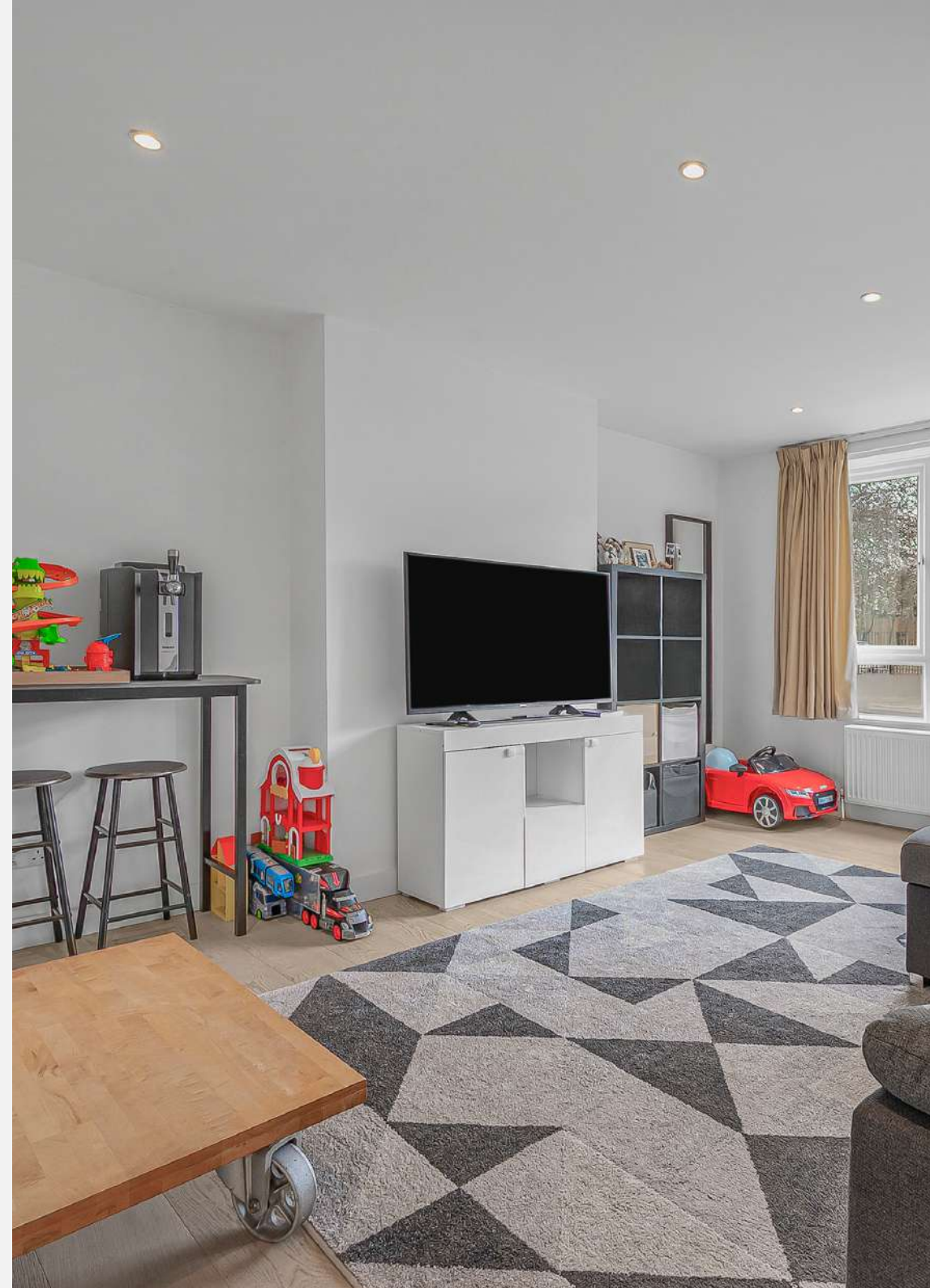
Tastefully designed, ground-floor lateral apartment nestled between the tranquility of West Dulwich & vibrant settings of West Norwood.

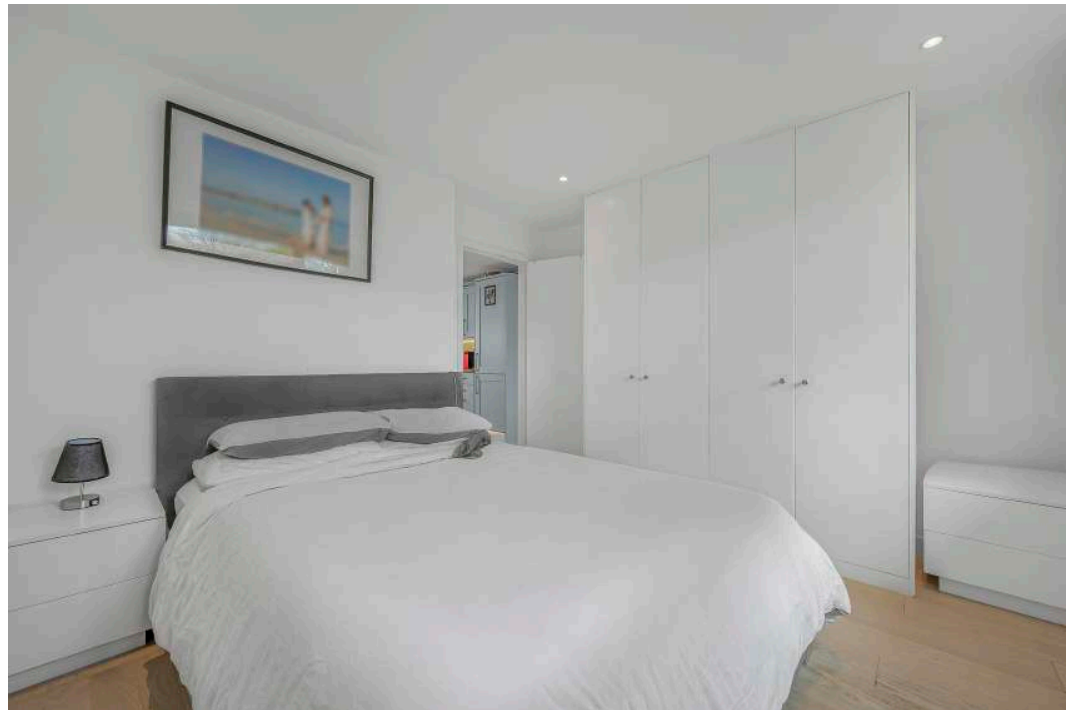
Following a complete internal refurbishment, this ground floor apartment in West Dulwich offers its new owners the opportunity to enjoy the tranquility of this leafy pocket of South East London whilst only being a short commute from the hustle and bustle of the City. Offered to the market chain-free.

Upon entering the home, immediately to your left there's a three-piece family bathroom suite, tastefully renovated to a high standard. Continuing into the flat you'll notice how natural light floods entirety of your spacious eat-in kitchen. Smartly designed with both functionality and style in mind. Baby blue units, light oak cutting-board countertops, light-grey tiling. Very chic. Located just off the central point of the home, you've got two well-proportioned double bedrooms in a calming neutral colour palette with fitted wardrobes and a sizeable reception room which, once again, boasts an abundance of natural light.

No expense was spared when renovating this well-proportioned lateral apartment. High-quality flooring with acoustic underlay, new ceilings that accommodate recessed lighting and new heating, plumbing & rewiring.

The versatility of this apartment is unparalleled. Whether you're a young family or expecting a child, the peaceful surroundings and direct access to communal gardens is a huge plus. For those who love to host & entertain, the eat-in kitchen that leads onto the reception room is perfect for intimate dinner parties. Perhaps you work from home, the second bedroom doubles up perfectly as home office.



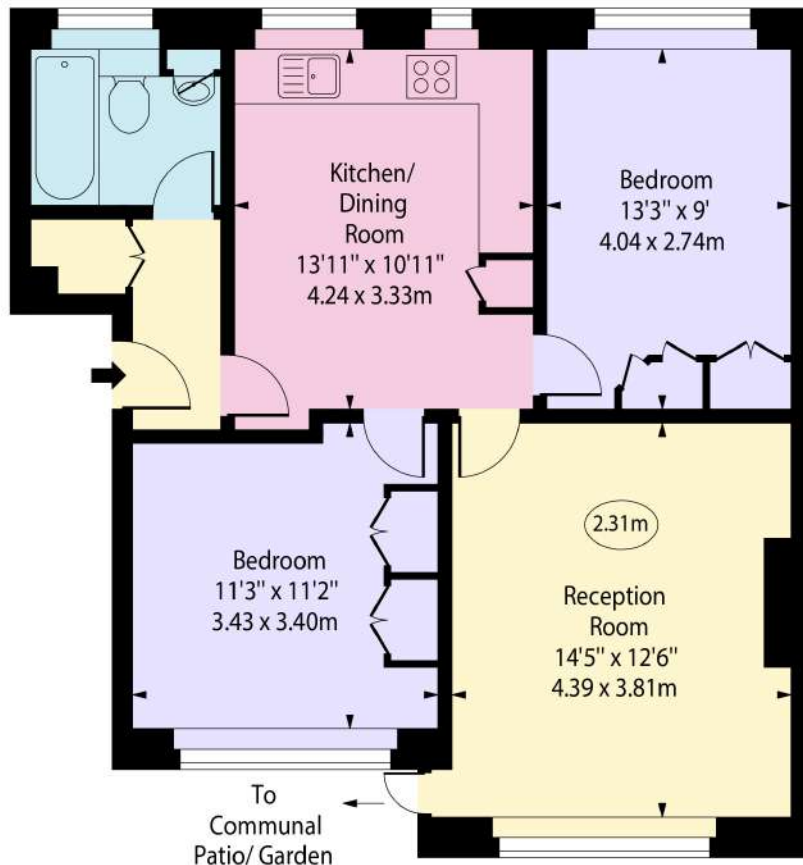




Chestnut House,
Barston Road,
West Dulwich, SE27



○ - Ceiling Height



Ground Floor

Approx Gross Internal Area 682 Sq Ft - 63.36 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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Ref. No. 031133K

Property Details

Lateral ground floor apartment
Two double bedrooms with fitted wardrobes
Tastefully-designed interiors
Spacious eat-in kitchen / dining space
Three-piece family bathroom
New ceilings with recessed lighting
Recently undergone a full rewire, heating & plumbing
New, high-quality flooring with acoustic underlay
Exterior wall is partially insulated
Well-maintained communal gardens
1950's privately owned, purpose-built development
Chain-free

Approx. 682 sqft / 63.3 sqm

EPC Rating: C

Tenure: Leasehold

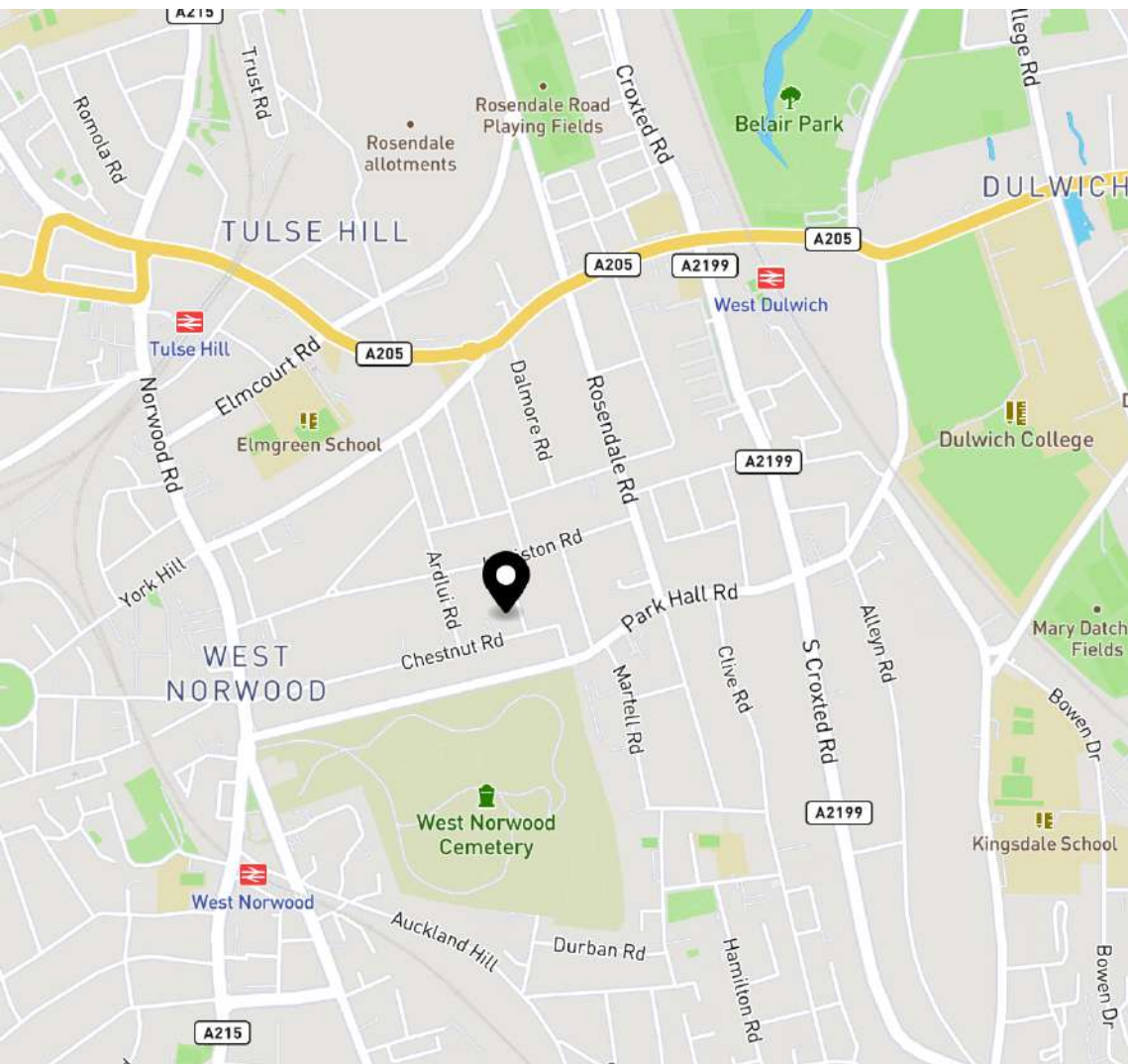
Remaining Lease Term: 985 years remaining

Service Charge: £1,904 per annum

Ground Rent: £0 per annum

Council Tax Band: C

London Borough of Lambeth



Location

Chestnut House is located on Barston Road, a tranquil residential road equidistant to both West Dulwich and West Norwood. Heading toward West Dulwich, you're greeted with the eclectic mix of cafes, restaurants pubs and shops that Croxted Road and Rosendale Road have to offer. Wandering in the other direction leads you to West Norwood High Street, offering a wider variety of retailers, takeaways, restaurants and shops.

For those who love picnics, going for a run or enjoy a leisurely stroll with a latte in hand taking in the serenity of the outdoors, there's notable parks and green spaces locally in the form of Brockwell Park, Dulwich Park & Norwood Park.

If you're a foodie or coffee lover, you are in luck. Meandering down to Rosendale Road in West Dulwich, you've got numerous independent cafes and great food options. For those who love Mediterranean cuisine, Cellar 107 is a must try. EMA Café & Bistro has great versatility, providing superb coffee, breakfast menu and brunching options. Perhaps you want to dine in, Heritage Dulwich offers a contemporary Indian dining experience.

West Dulwich Station – c. 10-minute walk (Southeastern)
West Norwood Station – c. 10-minute walk (Southern)
Tulse Hill Station – c. 10 minute walk (Southern & Thames Link)



Thinking of Moving?

Let's talk.

James Neicho

Founder & Managing Director

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Fixtures and fittings: The Seller's Solicitors will provide a list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or available by separate negotiation)

Important Notices: 1. Particulars: These particulars are believed to be correct but their accuracy is not guaranteed, and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Our floorplans are prepared according to the RICS Code of Measuring Practice by our floorplan provider and are for representation purposes only. Therefore, the layout of doors, windows and rooms are approximate should be regarded as such by any prospective purchasers.

2. Information Provided: Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked. You should not rely on statements by Vicis Nova Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Vicis Nova Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct

4. To find out how we process Personal Data, please refer to our Privacy Statement and other notices on our website.