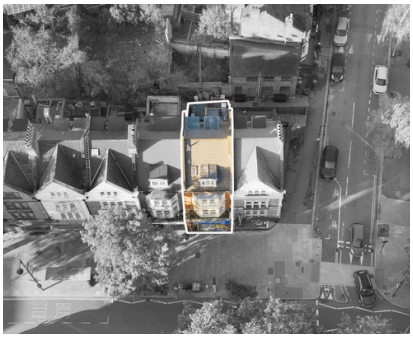
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London Property Professionals







# Norwood Road, SE27

## £1,500,000

Dexters are delighted to introduce a partially let mixed-used investment opportunity, located in Tulse Hill, Greater London SE27.

The commercial/retail unit occupies the ground floor and features an open retail space, a storeroom, and a separate WC. Total area of approximately 63.8 sq.m (686.7 sq. ft.).

The property was previously used as a laundrette and is available with vacant possession. The laundrette facilities remain in situ making it a fantastic opportunity to continue its use.

Located within the London Borough of Lambeth, the property is ideally located at the top of West Norwood high street featuring a plethora of shops, coffee shops, bars, public houses and restaurants.

Tulse Hill Railway Station is 300m from the property offering Southern and Thameslink services to central London and outer city locations.

Tenure - The sale is for the unbroken freehold, HM Land Registry Title Number TGL563409.

The property will be sold with the tenants in situ.

### Features

- Freehold sale
- Mixed use
- Close Proximity to Tulse Hill Station
- Close Proximity to West Norwood High Street
- 3 self-contained residential units

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# 254 Norwood Road, Tulse Hill, London SE27 9AJ
## Floor Plan




Total area (approx.): 191.3 sq. m (2059.1 sq. ft)
(Excluding External Storage)
Terrace area (approx.): 8.4 sq. m (90.4 sq. ft)
External Storage area (approx.): 4.7 sq. m (50.5 sq. ft)

RICS Regulated Estate Agent and Letting Agent

Registered office: Mayfair Showroom, 66 Grosvenor Street, London, W1K 3JL.
Dexters London Limited, Company Registration Number 04160511

dexters.co.uk

Property sales, lettings and management. Development and investment advisors. Specialist residential Chartered Surveyors.

Dexters

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Energy Rating: . We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

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