



Thornlaw Road, SE27 | Offers In Excess Of £600,000

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# In General

- Two double bedrooms
- Private garden
- Share of freehold
- Two bathrooms
- Ample storage
- Great location
- Chain free

# In Detail

Set within an elegant Victorian conversion, this beautifully bright two bedroom ground-floor garden flat on Thornlaw Road offers an exceptional blend of period charm and modern living. Finished to a high standard throughout, the property benefits from an abundance of natural light and well-proportioned rooms.

The open-plan living space is a true standout feature, enhanced by large bi-fold doors that open onto a low-maintenance yet spacious private rear garden. This creates a seamless indoor-outdoor flow, making the space ideal for entertaining and everyday living.

The principal bedroom is bright and inviting, featuring a beautiful bay window that floods the room with natural light and leads through to a stylish en-suite. The second double bedroom offers flexible accommodation, perfect as a second bedroom or a work-from-home space. A contemporary family bathroom completes the home, along with a variety of practical storage options throughout.

Situated on a sought-after residential street, the property is well served by excellent transport links, with West Norwood and Tulse Hill stations providing quick connections to London Victoria, London Blackfriars and London Bridge. A range of local amenities, independent cafés and green spaces are all within easy reach, making this an ideal place to call home.

EPC: TBC | Council Tax : D | Lease: 114 remaining years | SC: £120 pm | GR: Nil | BI: Incl. in SC



# Floorplan



Total area: approx. 76.8 sq. metres (826.1 sq. feet)

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Plan produced using PlanUp.

| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| 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 | 74      | 77        |

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