VICIS NOVA



Chestnut House, Barston Road, SE27

£400,000 - £425,000


CHESTNUT HOUSE
Barston Road





IMMACULATE FIRST FLOOR, LATERAL APARTMENT IN WEST DULWICH

Equidistant to the tranquil, village-like settings of West Dulwich and the effervescence of West Norwood, this first floor lateral apartment boasts 678 sqft of internal floorspace, a superb open-plan kitchen, living area and it's own private balcony. Barston Road is within walking distance to three stations, open-green spaces and an abundance of local amenities. What more could you want?!

Built in the post-war era, this privately owned low-rise apartment building is enviably positioned on a tranquil residential road just behind Rosendale Road in West Dulwich. Following a careful, considered renovation this first floor apartment re-imagines it's 1950's bones through a contemporary lens. A modern living experience within heritage framework in SE27. Offered to the market chain-free.

Up on the first floor and behind it's front door you're greeted with a spacious entry hall, perfect for hanging coats and storing shoes. Immediately to your right and serving both bedrooms, your contemporary three-piece family bathroom suite. Finished neutrally in white, gently contrasted against soft, light grey floor tiles. Contrasted with a black storage unit against the sink.

Moving ahead further into the flat, you've got your two double bedrooms ahead either side of the corridor leading to your living space. Both bedrooms are comfortable double bedrooms with built-in wardrobes. To your left is your principle bedroom, positioned just behind your private balcony. Your other bedroom is to the rear of the building and could easily double up as a great guest bedroom, cot room or work from. Home office area!

Your open-plan kitchen, living, dining area is where you'd likely be spending most of your time, and for good reason… The open-plan layout lends itself for both a space which is sociable and incredibly bright and airy. Your horse-shoe shaped kitchen has all the integrated applicances you'd expect in a modern kitchen: a washing machine, dishwasher and fridge freezer. It was designed with both style and functionality in mind. Lots of countertop space, huge amounts of storage and finished in a dark charcoal grey with an oak countertop. With windows on all three of the external walls in this room, you're not shy of natural light. The rest of the room lends itself to a hybrid living, dining area. To the front of this room, you've got direct access to your private balcony. A further bonus is the indirect access to the well-maintained communal gardens on the ground floor!

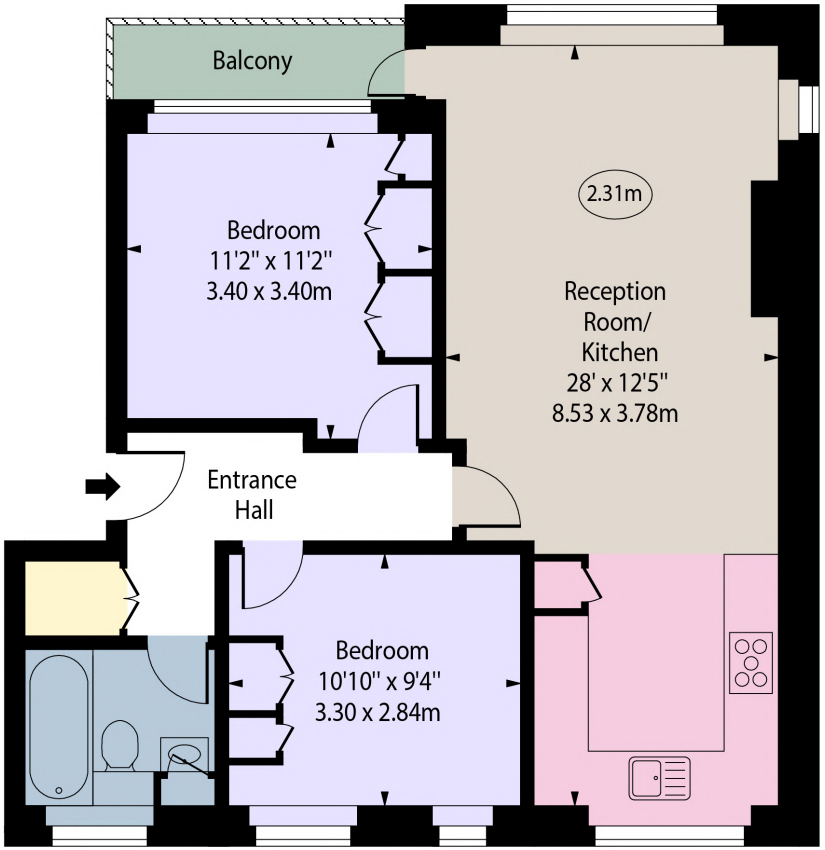






Chestnut House,
Barston Road, SE27

- Ceiling Height



First Floor

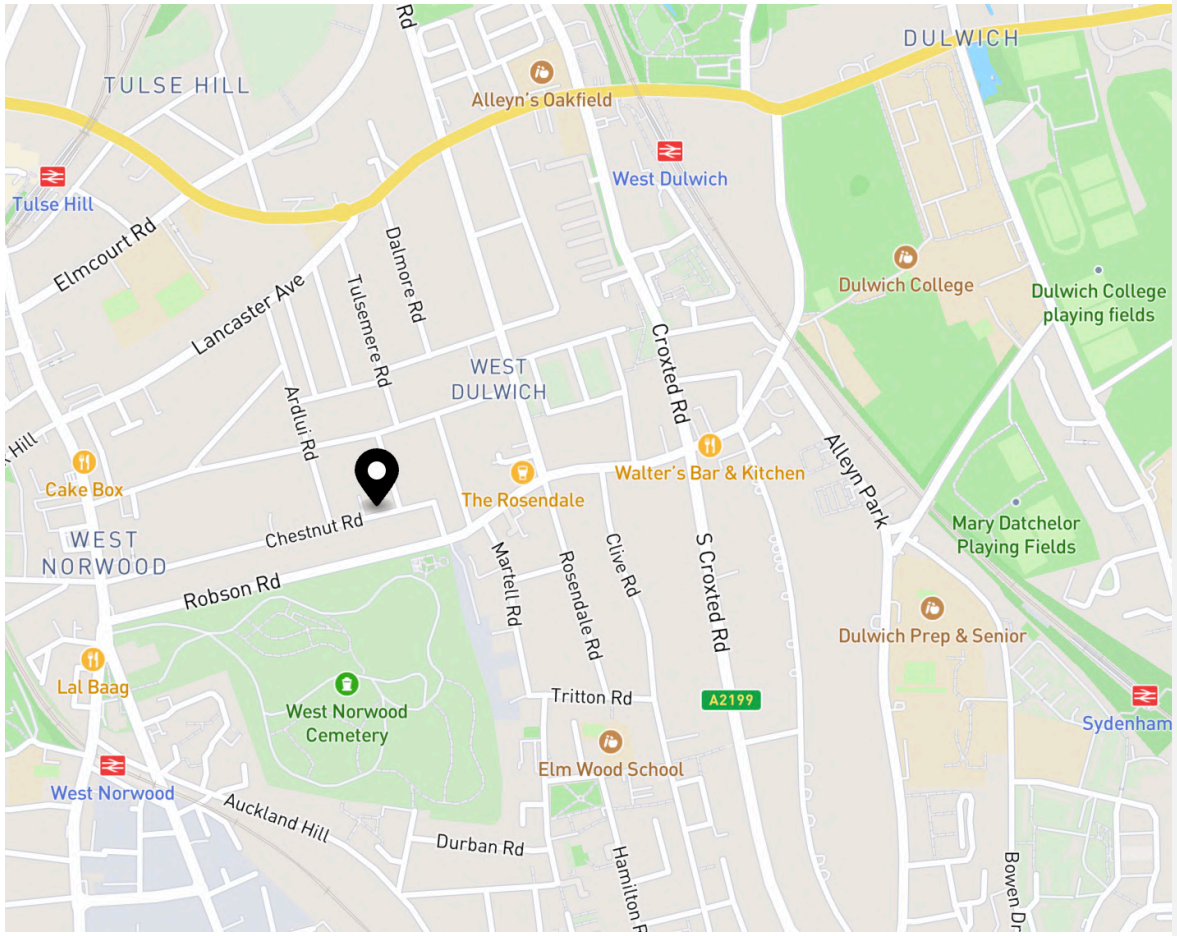
Approx Gross Internal Area 674 Sq Ft - 62.61 Sq M

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.
www.goldlens.co.uk
Ref. No. 033529K

Property Details

Two double bedrooms
Lateral first-floor apartment
Open-plan kitchen/living space
Direct access to your private balcony
Stylish three-piece family bathroom suite
1950's privately owned, purpose-built development
Considered, contemporary design throughout
Close to local amenities and transport links
Chain-free

Approx. 674 sqft /62.2 sqm
EPC Rating: C
Tenure: Leasehold
Council Tax Band: C
London Borough of Lambeth



LIFE IN CHESTNUT HOUSE

What's it like living in West Dulwich?

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 sereneity 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 Norwood Station - c. 9-minute walk (Southern)

Tulse Hill Station - c. 13-minute walk (Southern, Thameslink)

West Dulwich Station - c. 13-minute walk (Southeastern)









Would you like further information or to book a private viewing?

Let's talk.

James D Neicho

Founder & Managing Director

VICIS NOVA | Estate Agency

07300 834 099

jdn@vicisnova.co.uk

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.

VICIS NOVA | ESTATE AGENCY