



Lansdowne Wood Close, SE27 | £400,000

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# In General

- Split level
- Over three floors
- Bright and airy
- Well-presented throughout
- Own front door
- Communal garden space
- Close to local amenities
- Good transport links
- Sold with Freehold on completion

# In Detail

\*Added benefit of freehold on completion.\*

A stylish and spacious two-bedroom, split level maisonette in West Norwood, available to purchase.

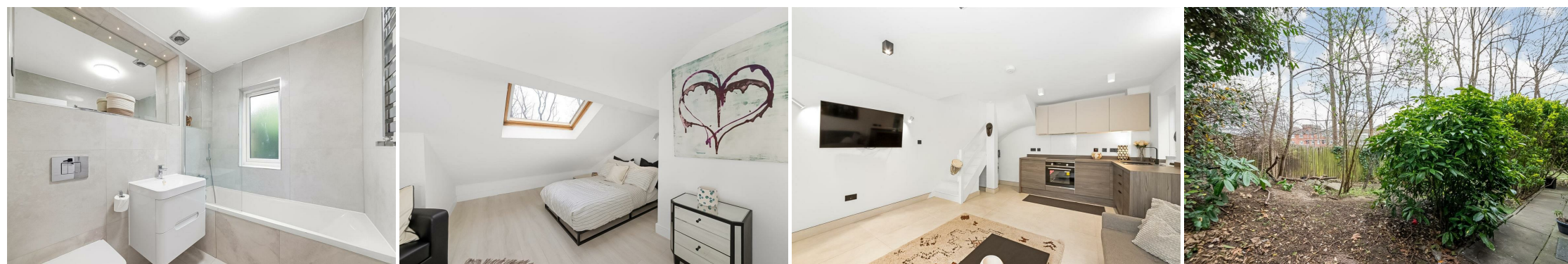
Located on the peaceful Lansdowne Wood Close, this private and well-presented two-bedroom maisonette offers a fantastic blend of space, style, and convenience. Split over three floors, the property boasts a thoughtfully designed layout ideal for modern living.

Upon entering, you're welcomed by a bright and airy open-plan living room and kitchen with underfloor heating, providing a sociable space perfect for relaxing or entertaining. The first floor features a well-proportioned bedroom and a contemporary bathroom, while the top floor is home to a second bedroom.

The property also features communal outdoor space, adding a touch of greenery to this urban retreat. The property is in excellent condition throughout, making it a perfect move-in-ready home for first-time buyers, couples or single professionals.

Situated in West Norwood, this home benefits from excellent transport links, with West Norwood and Tulse Hill stations nearby, providing swift connections to London Bridge, Victoria, and beyond. A variety of local amenities, including shops, cafés and parks, are all within easy reach.

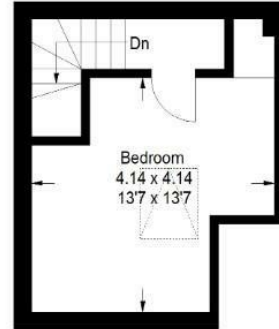
EPC: C | Council Tax Band: C | Lease: 152 years remaining | SC: £750 pa | GR: £150 pa | BI: Incl in SC



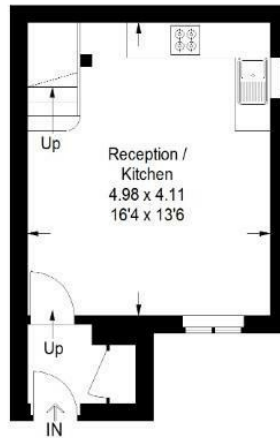
# Floorplan

**Lansdowne Wood Close, SE27**

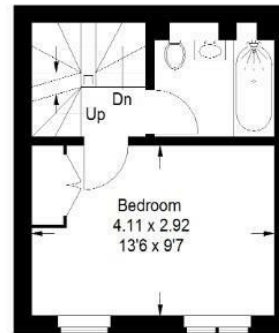
Approximate Gross Internal Area  
63.4 sq m / 682 sq ft



**Second Floor**



**Ground Floor**



**First Floor**

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			84
81-101) B			
69-80) C		70	
55-68) D			
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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