



St. Louis Road, SE27 | £450,000

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# In General

- Two Bedrooms
- Close to excellent transport links
- Balcony

# In Detail

Nestled in a quiet residential corner of West Norwood, this charming two-bedroom maisonette on St. Louis Road offers a delightful blend of period features and modern comforts. With over 600 sq ft, this property is both characterful and bright, making it an inviting space for any prospective homeowner.

Upon entering, you will find a well-proportioned reception room that serves as the heart of the home, perfect for relaxation or entertaining guests leading onto a balcony. The two bedrooms are generously sized, providing ample space for rest and personalisation. The bathroom is conveniently located, ensuring practicality for daily living.

St Louis Road is ideally located for a choice of nearby schools, excellent transport links and the wide variety of shopping and leisure amenities in West Norwood as well as nearby West Dulwich, Gipsy Hill and Crystal Palace.

EPC: D | Council Tax Band: C | Lease: 113 years remaining | SC: £180 | GR: £350 | BI: TBC



# Floorplan

Saint Louis Road, SE27

Approximate Gross Internal Area  
61.5 sq m / 662 sq ft



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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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D		67	78
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	