



Knights Hill, SE27 | Guide Price £550,000

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In General

- Two double bedrooms
- Private garden
- Period conversion
- Good location
- Potential to acquire a share of the freehold
- Great transport links

In Detail

****Guide Price £550,000 - £575,000**** A charming two-bedroom ground floor apartment set within an attractive Victorian conversion on the sought-after Knights Hill, SE27.

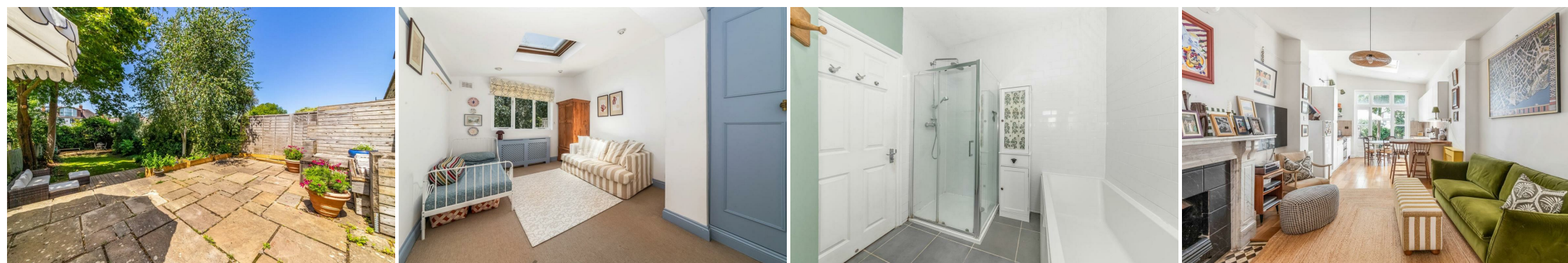
Boasting over 1,170 sq ft of internal accommodation, this beautifully presented home offers a generous open-plan living and dining space, enhanced by high ceilings, wooden flooring, and an attractive feature fireplace. The well-appointed kitchen provides ample worktop space, extensive storage, and a breakfast bar, making it ideal for both everyday living and entertaining. Double doors open directly onto an impressive 85 ft private west-facing garden, perfect for enjoying afternoon and evening sunshine.

The property comprises two substantial double bedrooms, with the principal bedroom benefiting from a large bay window that floods the room with natural light. The second bedroom offers useful built-in storage. A modern family bathroom completes the accommodation, featuring a separate shower cubicle and contemporary fittings.

Further benefits include a cellar, providing excellent additional storage space.

Ideally positioned on a popular residential street, the property enjoys excellent transport connections, with West Norwood and Tulse Hill stations offering convenient links to London Victoria, London Blackfriars, and London Bridge. A vibrant selection of local amenities, independent cafés, restaurants, and green open spaces are all within easy reach, making this a wonderful place to call home.

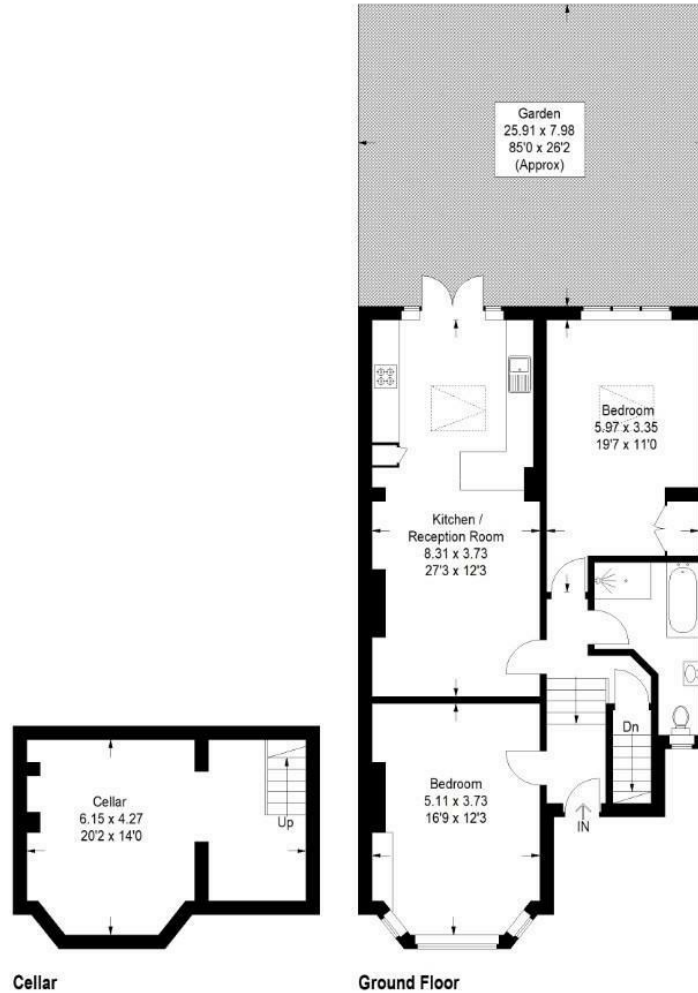
EPC: C | Council Tax : C | Lease: 105 remaining years | SC: Adhoc | GR: £150 | BI: £400



Floorplan

Knights Hill, SE27

Approximate Gross Internal Area
109.3 sq m / 1176 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C		74	78
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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