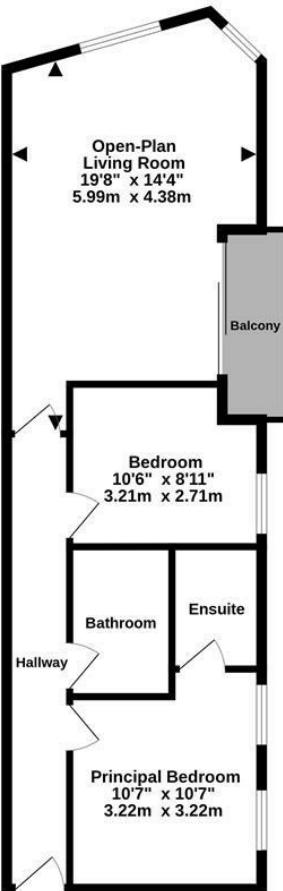
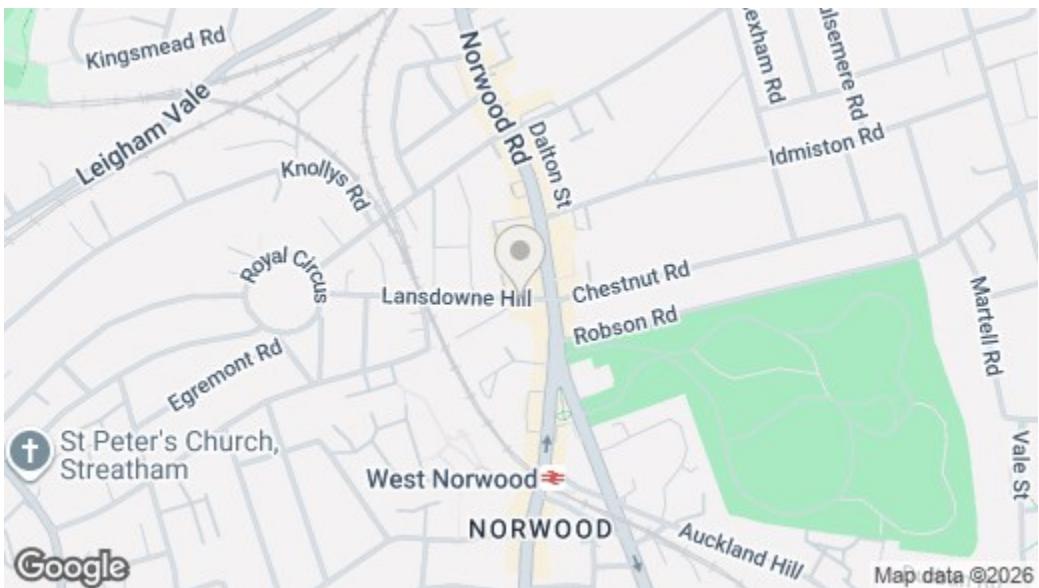


First Floor
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 624 sq.ft. (58.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			



Lansdowne Hill SE27 9AA

£465,000 Leasehold

nextmove.com

Property Misdescriptions Act 1991
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are given only as a guide and services & appliances have not been tested. Purchasers are advised to appoint their own Surveyors & Conveyancers to satisfy themselves on all matters concerning any purchase.



Stunning top-floor apartment, part of a new development of five bespoke homes. Finished to an exceptional standard and offering a 10-year new-build guarantee, the property combines modern style with lasting peace of mind, and a long lease.

This spacious property features two double bedrooms, a luxury en-suite and family bathroom, underfloor heating, and a generous open-plan kitchen/living area with direct access to a private terrace. The olive-green designer kitchen is fitted with integrated appliances and stone worktops, while the development benefits from a high-spec communal entrance and hallways.

Perfectly located on Norwood Road, just moments from West Norwood Station, residents enjoy fast links to London Bridge and Victoria as well as easy access to the area's vibrant mix of cafés, shops, parks, and leisure facilities.

