

4 Bed Terraced In Woodvale Walk , London, SE27 0EZ

£575,000





## SHORT DESCRIPTION

Property Ref: 16516 Property Type: Terraced Full selling price: £575000.00 Pricing Options: Offers in excess of Measurement of total floor area: approx. 97.8 sq. m. (1,053 sq. ft.) EPC rating: D Parking: Communal, Gated, Permit, Residents, Covered, Off-street, On-street Possession of the property: Tenanted (until 2nd July) This charming FREEHOLD four-bedroom terraced house is ideal for families or as a buy-to-let investment. The property is in a good condition, as it was renovated in stages throughout the period of the current ownership. It is ready for moving in from 3rd July 2026. It benefits from plenty of natural light throughout all four bedrooms, the spacious living room and the modern kitchen diner. All bedrooms are located upstairs: two well-proportioned double bedrooms and two single bedrooms. The house offers a contemporary bathroom with a toilet upstairs, and a separate toilet downstairs. The property also benefits from: - Plenty of storage space on both floors. - No service charge. - Access to a spacious pitched roofed attic with potential for a loft conversion, subject to planning permission (STPP). - Potential for HMO, subject to adaptations and approvals from authorities. - Free gate-operated parking for Woodvale Estate residents. Garages are available for hire for residents. There is also free on-street parking in the neighbourhood outside the estate. - Rear garden. It is peaceful and well organised to accommodate all you need to relax. You will find there space for gardening. The garden is low maintenance, as it is mostly surfaced with a combination of grass carpet, composite decking and paving. Additional storage is offered in two sheds. West Norwood is a popular friendly upcoming area in South London, zone 3. The house is set in the front terrace of the Woodvale Estate and is facing Elder Road. West Norwood offers the following, all of which are within a walking distance: - The Picturehouse Cinema - A sport centre with a swimming pool - The South London Theatre - The regular West Norwood Feast (street market) - Modern library - Many local schools - Many shops, independent cafés, restaurants etc. - Excellent train links with central London and direct buses to Brixton Tube Station. The trendy Crystal Palace 'Triangle' area with the Saturday Farmers' Market is only about 20-minute walk from the property. Please note distances are estimated as per Google Maps. -----



**Bed Room(s)**



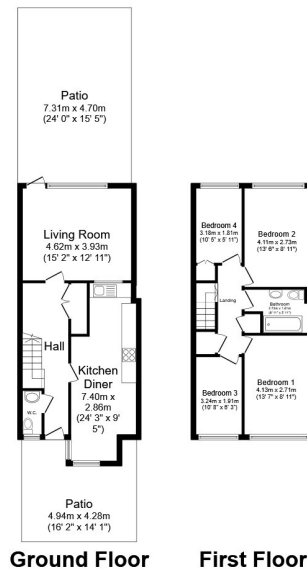
**Bath Room(s)**



**Living Room(s)**

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 97.8 sq.m. (1,053 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency](#).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

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