



## 11 ELDERWOOD PLACE LONDON, SE27 0HJ

**£300,000**  
LEASEHOLD

Set within a peaceful and well-maintained Grade II listed development, this charming one-bedroom flat is beautifully presented throughout and offers big windows allowing for a bright, spacious accommodation ideal for first-time buyers, professionals or investors alike.

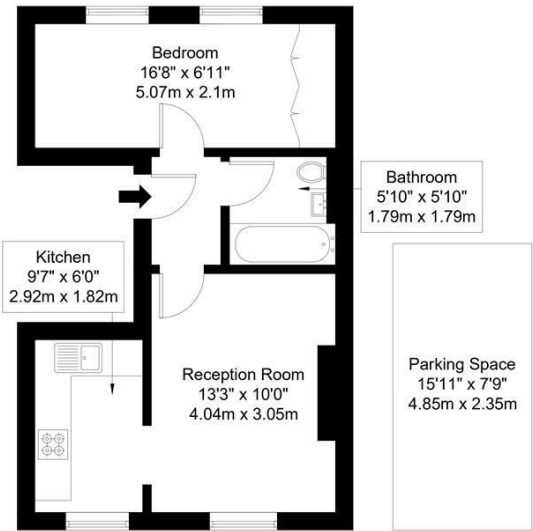
The property features a light-filled reception room with ample space for both living and dining, a well-proportioned double bedroom, a modern fitted kitchen and a contemporary bathroom. Further benefits include a gated off-street dedicated parking space and attractive communal surroundings.

Perfectly positioned just 0.6 miles from both West Norwood and Gipsy Hill train stations and directly opposite the open green spaces of Norwood Park. The apartment is also within easy reach of the wide range of shops, cafés, bars and restaurants found in both Crystal Palace and West Norwood. Excellent transport links are provided by the nearby train stations, as well as a bus stop directly outside the development, offering convenient access into Central London.

**DouglasPryce**

Elderwood Place, SE27 0HJ

Approx Gross Internal Area = 35.6 sq m / 383 sq ft



First Floor

Ref :

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P L A N

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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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                                   | 68                      | 78        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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