

Broxholm Road, West Norwood SE27

Tenure: Freehold Borough: Lambeth

Offers in excess of £800,000

- Wonderful Edwardian five bedroom house
- Excellent period features



This very large five bedroom, two bathroom Edwardian house comes to the market with no onward chain. The spacious accommodation comprises two reception rooms, kitchen and utility, cellar, large boarded loft with the potential for extension and garden with additional section owned by the house (see floorplan). The property has some excellent period features including stained glass windows, original flooring and fireplaces. Broxholm Road is well positioned between West Norwood with its ever-improving array of shops, bars and restaurants and Streatham Hill, with rail links found at both.

Broxholm Road



Approximate Gross Internal Area = 183.5 sq m / 1975 sq ft
(Including Cellar)

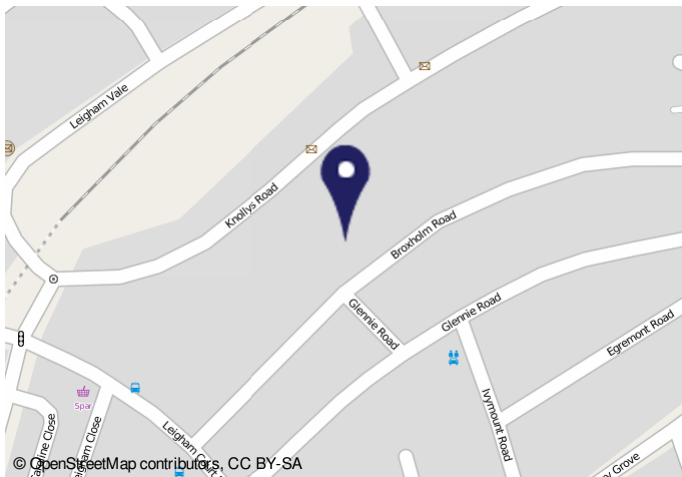


Lower Ground Floor

Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID791143)



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Energy performance certificate (EPC) - Final energy certificate - 2021/24

| | | |
|-------------------------------------|--|----------------------------|
| 17 Avenue Road, 2021/24 | Energy rating: D | Valid until: 18 April 2028 |
| Property type: End terrace house | Certificate number: 828-2821-166-888-888 | |
| Total floor area: 192 square metres | | |

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [more about exemptions on the website and exemptions from the Energy Act 2023 on the website](#).

Energy efficiency rating for this property

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

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales: the average energy rating is D, the average energy score is 60.

Important Notice

In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.