

**HARVEY &  
WHEELER**  
ESTABLISHED 1855

FLAT 4, 55 IDMISTON ROAD  
LONDON, SE27 9HL



A bright three bedroom converted maisonette in a semi detached period house with a private rear garden, an allocated off street parking space and access to a large communal garden area.

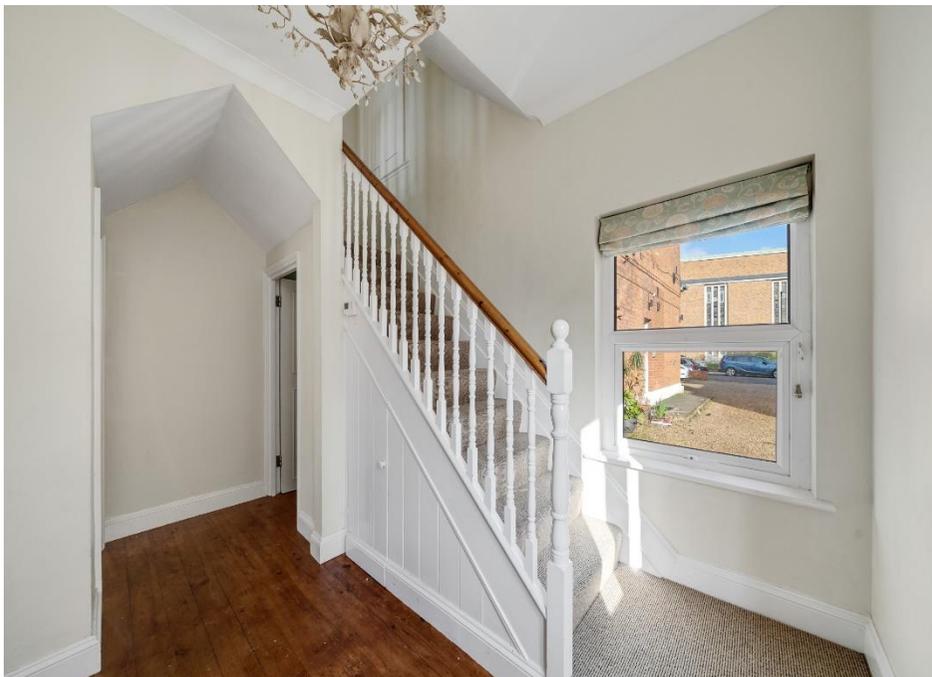
On the ground floor, there is the reception room opening onto the rear south east facing paved terrace and mature garden with a garden house at the back. The stylish kitchen/dining room with a wood burner adjoins the reception room and has access to the rear terrace/garden, ideal for outdoor entertaining. There is also a separate WC.

Three bedrooms and a family bathroom are on the first floor.

The property is within easy reach of local amenities and schools including Rosemead, Oakfield and Dulwich College. Local shops and restaurants are close by in Norwood Road and West Dulwich (Rosendale Road and Park Hall Road).

The nearest stations are West Dulwich (direct services to London Victoria and Blackfriars), West Norwood (direct to London Bridge and Victoria and two stops for Crystal Palace for the Overground) and Tulse Hill (direct to London Bridge, City Thameslink Farringdon & St Pancras).

Share of Freehold. EPC Rating C. Tax band C.



**ACCOMMODATION**

Reception room

Extended kitchen

Ground floor WC

Private south east facing rear garden

Family bathroom

Three bedrooms

Off street parking

Access to a large communal garden

Garden house

Within easy reach of local amenities and schools

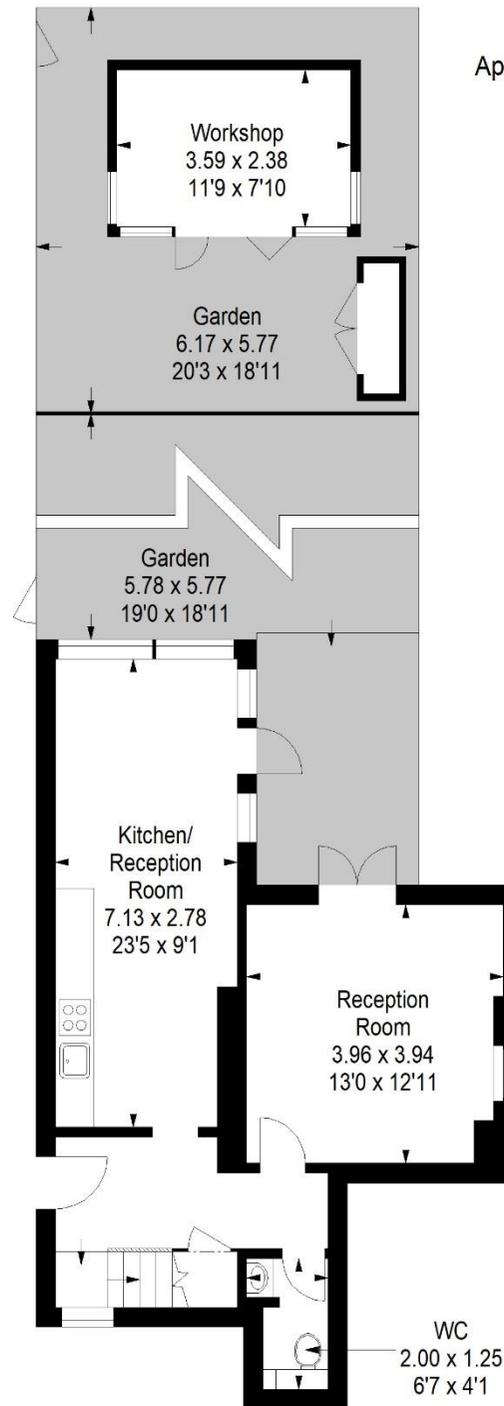
**£750,000**





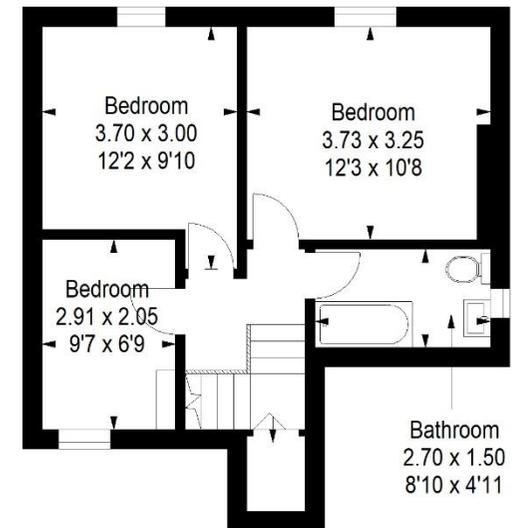


This Plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



**Ground Floor**

**Idmiston Road, SE27**  
Approximate Gross Internal Area = 85.77 Sq m / 923 Sq ft  
(Excluding Workshop)  
Workshop = 8.55 Sq m / 92 Sq ft  
Total Area = 94.32 Sq m / 1015 Sq ft



**First Floor**

## Viewing is recommended, but strictly by appointment with Sole Agents

[harveywheeler.com](http://harveywheeler.com)

Prospective purchasers are reminded that, whilst these details are believed to be correct, if there is any point of particular importance, we would be pleased to check the information prior to viewing, particularly when travelling some distance to view.

### MISREPRESENTATION ACT 1967

These particulars do not constitute any part of an offer or contract. Neither the vendors nor their agents nor any person in their employ, bind themselves in any way, nor are warranties given in respect of any statements contained in these particulars. Intending purchasers must verify all statements by inspection or otherwise.

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