



28 Elmcourt Road

London, SE27 9BZ

Price Guide £300,000

Nestled on the charming Elmcourt Road, bordering West Dulwich and West Norwood, this delightful top floor flat offers a wonderful blend of character and modern living.

The property boasts a bright and spacious open-plan kitchen and reception room, creating an inviting atmosphere ideal for both relaxing and entertaining. Presented in excellent condition throughout, the flat further benefits from a generously sized bedroom, a modern bathroom, and access to a communal car park located at the front of the property — a highly sought-after feature within London.

Perfectly positioned for commuters, Tulse Hill Station is just 0.1 miles away, providing excellent direct routes into London Bridge, Blackfriars, St Pancras International, East Croydon and Sutton. The property is also conveniently located close to the amenities of West Norwood and West Dulwich, while the popular Brockwell Park is just 0.6 miles away.

Lambeth Council

Council Tax Band: B (£1520.00 pa)

Tenure: Share of freehold

Lease Term length: 189 years from 25 December 1984 (147 remaining years)

Service Charge: £2,806.50pa (Includes building insurance)

Ground Rent: Peppercorn

The vendor has provided the above information in good faith. Galloways have not yet had this information verified. Any buyer should seek their own independent legal advice before proceeding.

Viewing

Please contact our Galloways West Norwood Office on 020 8766 6111

if you wish to arrange a viewing appointment for this property or require further information

- PRICE GUIDE £300,000 - £325,000
- ONE BEDROOM TOP FLOOR FLAT
- SHARE OF FREEHOLD
- PERIOD CONVERSION
- COMMUNAL CAR PARK
- GREAT CONDITION
- BRIGHT AND AIREY
- LOCATED ON THE BORDERS OF DULWICH
- 3 MINUTES WALK TO TULSE HILL TRAIN STATION
- (WALKING TIMES ESTIMATED BY GOOGLE MAPS)



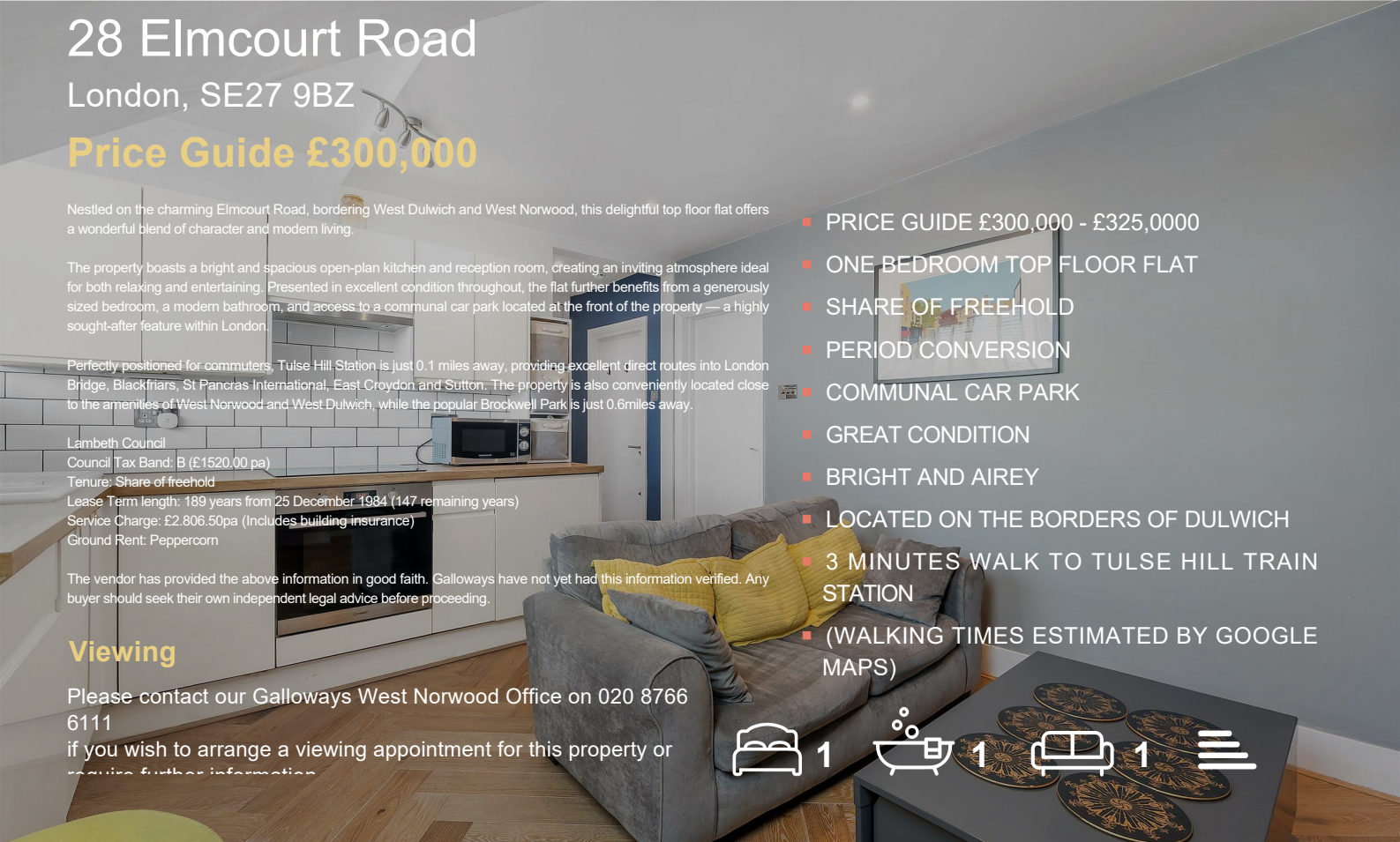
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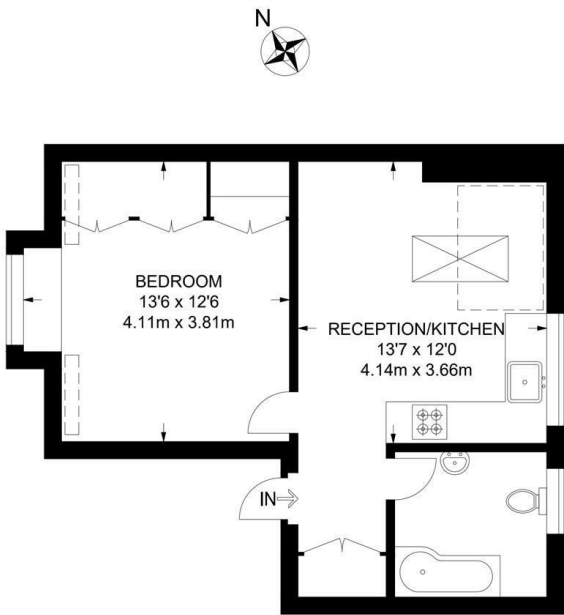


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Floor Plan

Elmcourt Road, SE27
1 Bedroom Flat
APPROXIMATE GROSS INTERNAL AREA: 415 SQ FT / 38.5 SQ M

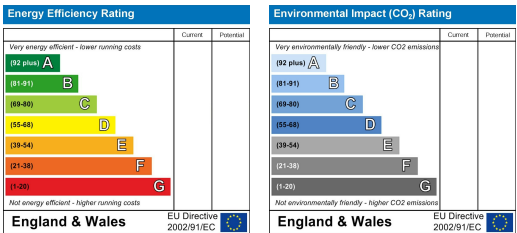


SECOND FLOOR

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.