galloways
est. 1985

# 11 Auckland Hill

## London, SE27 9PF

## Asking Price £350,000

Galloways are delighted to present to the market this spacious one-bedroom flat, beautifully situated within an attractive Victorian building.

The property has been beautifully renovated throughout and is ready to move into, featuring a large open-plan kitchen/reception room flooded with natural light, a spacious double bedroom, and a bathroom with both a bath and separate shower. There is also the benefit of a large communal rear garden.

Perfectly located for local convenience, the flat is within easy walking distance of local shops and amenities. West Norwood Station is just 0.4 miles away, providing direct train links to London Victoria and London Bridge. Tulse Hill Station is approximately 0.8 miles away, offering access to Thameslink services toward St Pancras, London Bridge, and beyond.

Lambeth Council
Council Tax Band C £1737.00pa
Tenure: Share of freehold
Lease Term: 958 years
Lease Commencement Date: 999 years from 1st January 1985.
Service Charge: £75/month - Paid into 11 Auckland Hill Freehold Management Company Ltd account.
Ground Rent: £0

- SPACIOUS ONE-BEDROOM VICTORIAN CONVERSION
- WELL PRESENTED THROUGHOUT
- LOTS OF NATRUAL LIGHT
- COMMUNAL GARDEN
- SHARE OF FREEHOLD
- CHAIN FREE
- IDEALLY POSITIONED FOR LOCAL SHOPS, CAFÉS, AND GREEN SPACES
- 0.4 MILES TO WEST NORWOOD STATION — DIRECT LINKS TO VICTORIA & LONDON BRIDGE
- 0.9 MILES TO TULSE HILL STATION — THAMESLINK SERVICES
- (DISTANCES ESTIMATED VIA GOOGLE MAPS)

## Viewing

Please contact our Galloways West Norwood Office on 020 8766 6111
if you wish to arrange a viewing appointment for this property or

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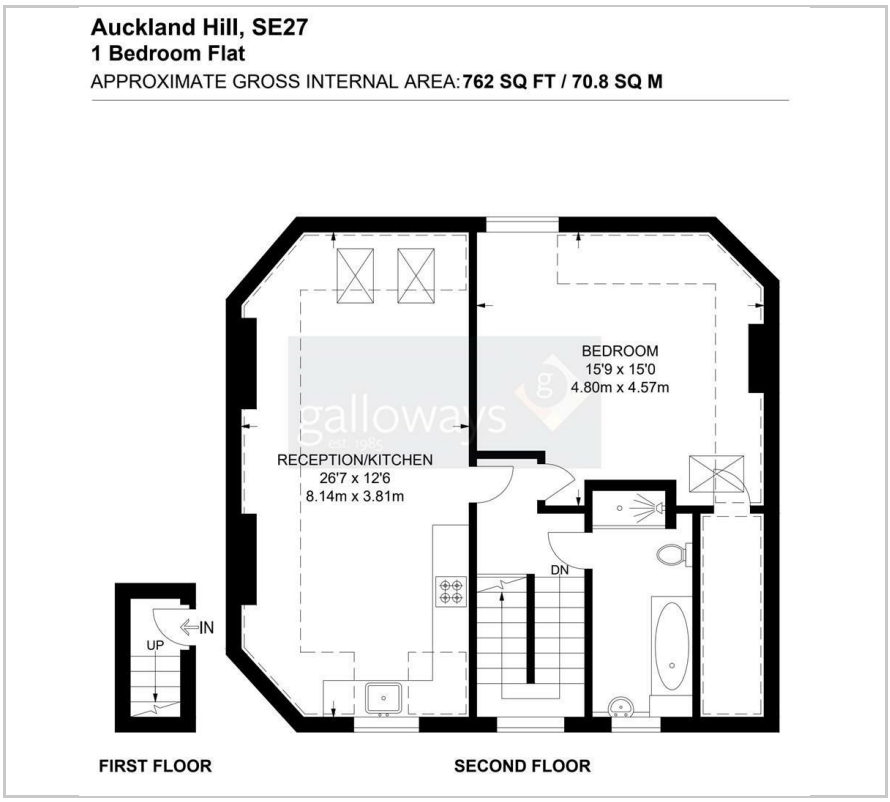
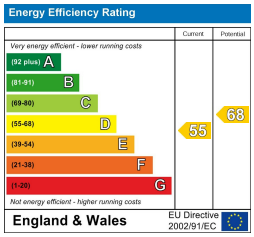
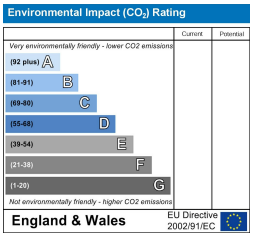
## Floor Plan




## Area Map

## Energy Efficiency Graph



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