



## 42 Durban Road

London, SE27 9RP

**Price Guide £425,000**

Galloways are delighted to present to the market this charming ground-floor maisonette located on Durban Road. Boasting two bedrooms, a separate kitchen, a beautiful reception room, and direct access to your own rear garden, this property offers comfortable and versatile living spaces ideal for a variety of lifestyles.

One standout feature of this property is that it is being sold chain-free, offering buyers a seamless and stress-free purchasing process.

Situated within easy reach of both West Norwood and West Dulwich, residents benefit from access to a plethora of local amenities, including shops, cafes, and restaurants. Additionally, West Norwood train station is conveniently located nearby, only a 10-minute walk away providing excellent transportation links for commuters.

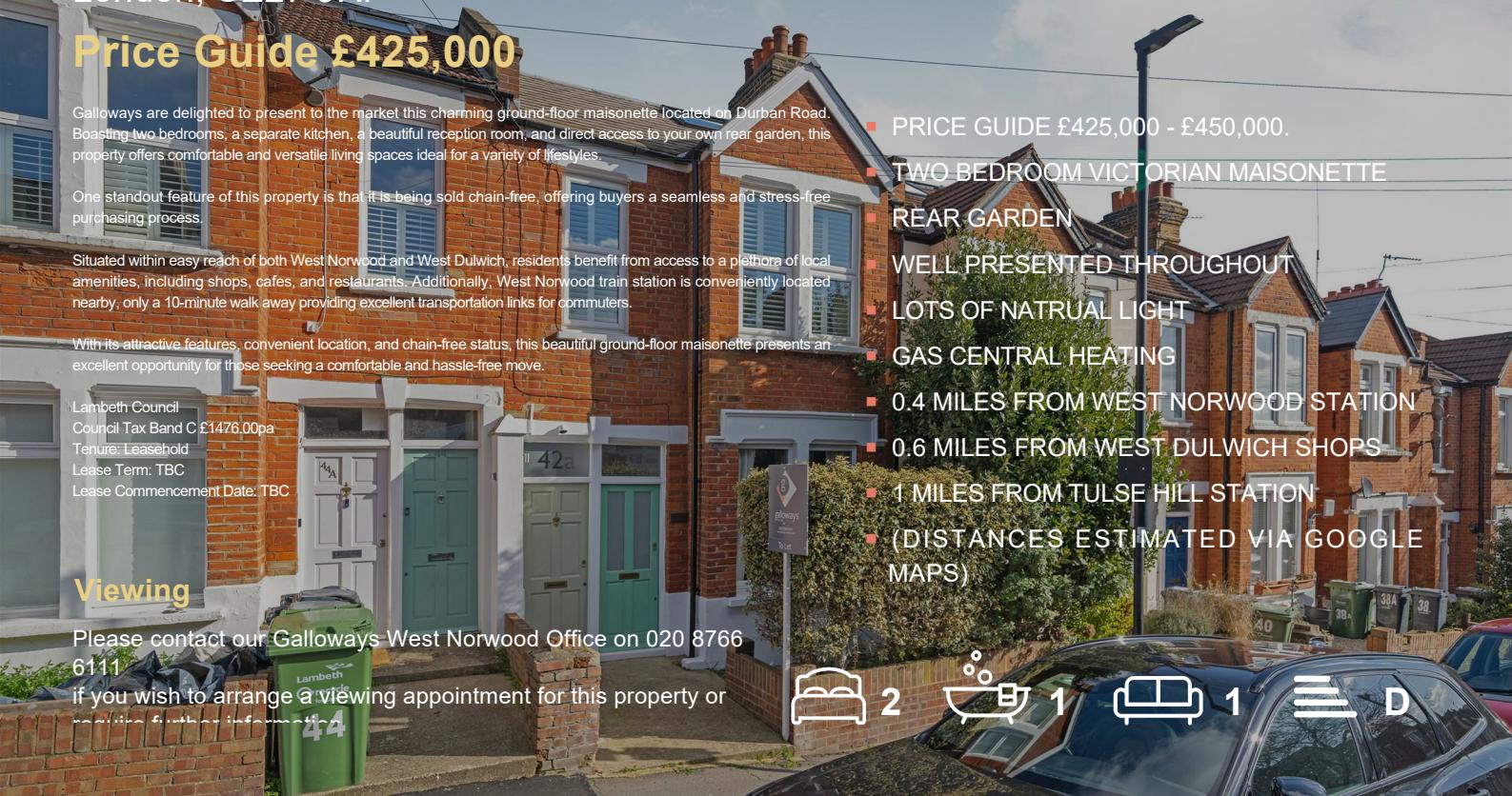
With its attractive features, convenient location, and chain-free status, this beautiful ground-floor maisonette presents an excellent opportunity for those seeking a comfortable and hassle-free move.

Lambeth Council  
Council Tax Band C £1476.00pa  
Tenure: Leasehold  
Lease Term: TBC  
Lease Commencement Date: TBC

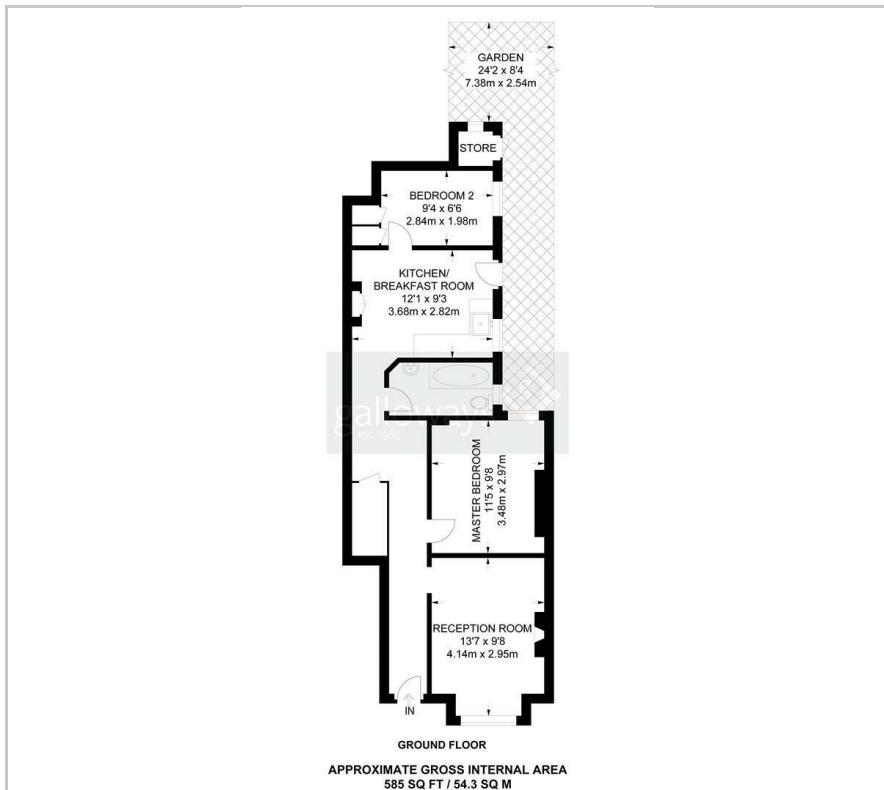
### Viewing

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

- PRICE GUIDE £425,000 - £450,000.
- TWO BEDROOM VICTORIAN MAISONETTE
- REAR GARDEN
- WELL PRESENTED THROUGHOUT
- LOTS OF NATURAL LIGHT
- GAS CENTRAL HEATING
- 0.4 MILES FROM WEST NORWOOD STATION
- 0.6 MILES FROM WEST DULWICH SHOPS
- 1 MILES FROM TULSE HILL STATION
- (DISTANCES ESTIMATED VIA GOOGLE MAPS)



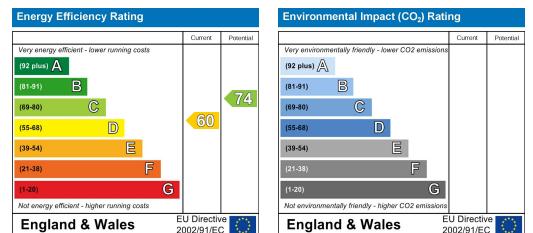
## Floor Plan



## 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.