



## 9 Friar Mews

London, SE27 0PU

**Asking Price £360,000**

Welcome to this beautifully presented two-bedroom flat, perfectly positioned in the desirable Friar Mews development in West Norwood. This well-maintained ex-local authority property offers an excellent opportunity for those seeking a comfortable and convenient home in a vibrant South London neighbourhood.

Upon entering, you're greeted by a spacious reception room — ideal for relaxing or entertaining — complemented by a separate, well-equipped kitchen that provides ample space for cooking and dining. The flat features two bright and inviting bedrooms, offering flexibility for use as a main bedroom, guest room, or home office.

A lovely private balcony provides the perfect spot to enjoy some fresh air, whether it's a morning coffee or an evening glass of wine while taking in the local views. A modern, well-positioned bathroom completes the accommodation.

The property is ideally located just 0.3 miles from West Norwood Train Station, offering direct services to London Victoria in approximately 25 minutes. The area also boasts a great range of local amenities, cafés, and shops, making it an ideal choice for professionals, couples, or small families looking to enjoy everything London has to offer.

Don't miss the chance to view this delightful flat in Friar Mews — where comfort, convenience, and community come together in one attractive package.

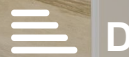
Lambeth Council

### Viewing

Please contact our Galloways West Norwood Office on 020 8766 6111

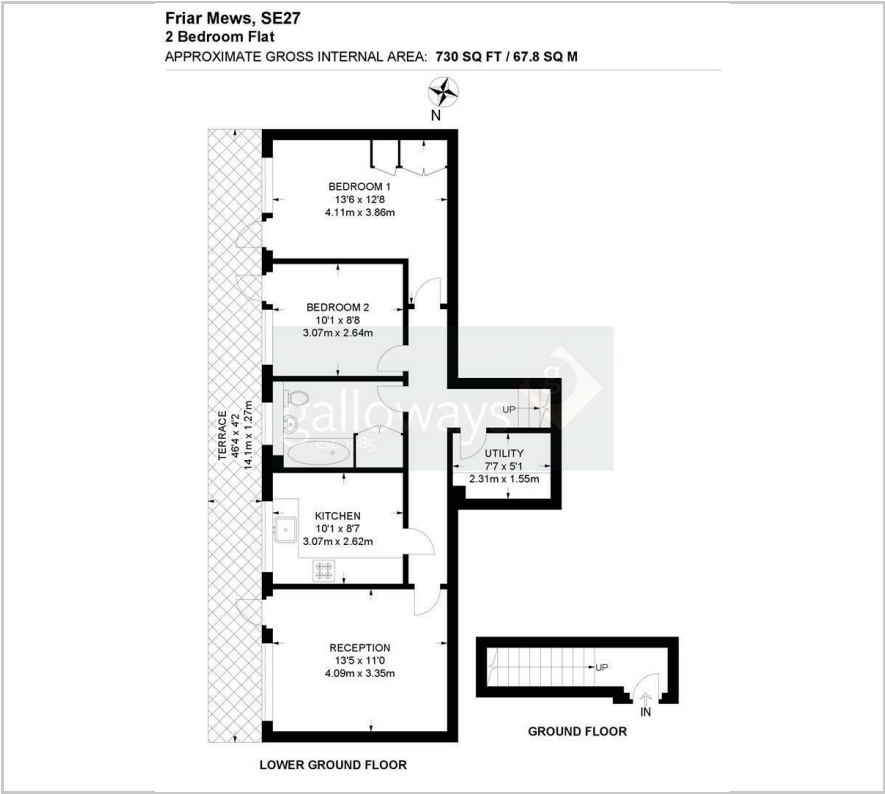
if you wish to arrange a viewing appointment for this property or require further information

- TWO BEDROOMS
- BALCONY
- SEPARATE FULLY EQUIPPED KITCHEN
- WELL-MAINTAINED EX-LOCAL AUTHORITY PROPERTY
- QUIET AND FRIENDLY NEIGHBOURHOOD
- IDEAL FOR FAMILIES, COUPLES OR FIRST-TIME BUYERS
- CLOSE TO SHOPS, CAFÉS AND LOCAL AMENITIES
- 0.7 MILES FROM TULSE HILL TRAIN STATION
- JUST 0.3 MILES FROM WEST NORWOOD TRAIN STATION
- (DISTANCES ESTIMATED VIA GOOGLE MAPS)

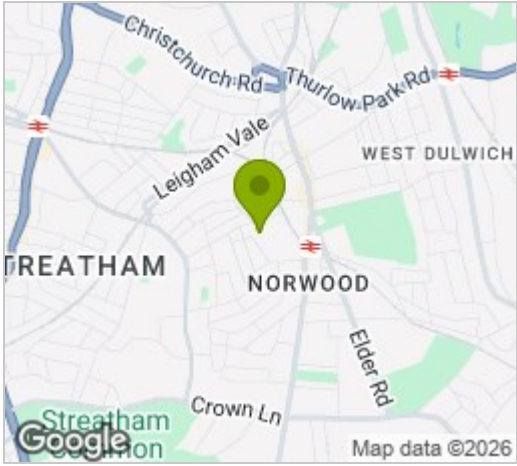




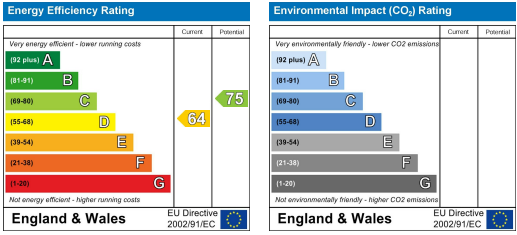
Floor Plan



Area Map



Energy Efficiency Graph



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