



## 41b Broxholm Road

London, SE27 0NA

**Offers Over £550,000**

Galloways are delighted to present to the market this stunning three-bedroom top-floor period conversion on Broxholm Road. The property is bright and airy and has been refurbished to an incredible standard throughout. The property benefits from having a large reception room, a modern fitted kitchen, a stylish bathroom suite, plus an additional shower room. Situated just moments away from a fantastic array of local amenities and within close proximity to Tulse Hill and West Norwood train stations. As well as being within easy reach of the fabulous Brockwell Park.

Council Tax Band D £1660.00pa  
Leasehold  
Lease 98 years  
Ground Rent £250 a year  
Service Charges £199.96 a year

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

- PERIOD CONVERSION
- THREE DOUBLE BEDROOMS
- TWO BATHROOMS
- FANTASTIC CONDITION THROUGHOUT
- FITTED KITCHEN/DINER WITH BUTLER STYLE SINK
- GAS CENTRAL HEATING
- BRIGHT AND AIRY
- 0.6 MILES TO WEST NORWOOD STATION
- 0.8 MILES TO TULSE HILL STATION
- (DISTANCES ESTIMATED VIA GOOGLE MAPS)



3



2



1



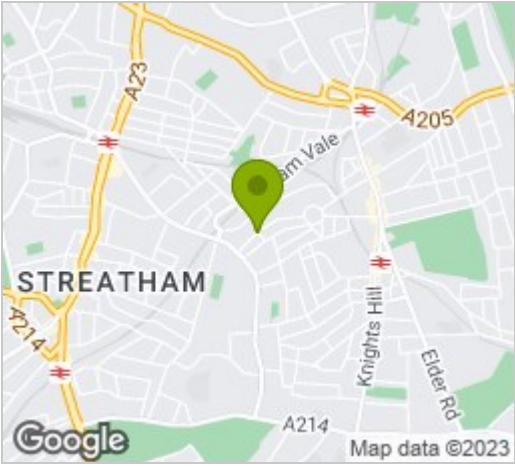
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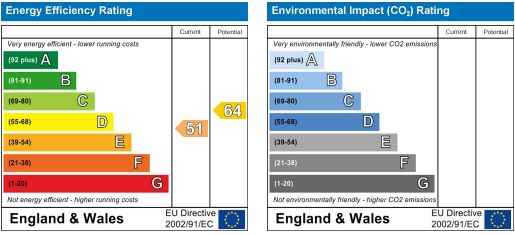
Floor Plan



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.