galloways
est. 1985




# Auckland Hill

## London, SE27 9PF

## Asking Price £525,000

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

The property has been stylishly renovated throughout and is ready to move into, offering well-proportioned accommodation ideal for modern living. The property comprises a large separate kitchen, a separate reception room, three well-sized bedrooms, and a stylish modern bathroom.

A particular highlight of the property is the large rear garden, providing a generous and attractive outdoor space shared with only a small number of neighbouring flats.

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 towards St Pancras, London Bridge and beyond.

Lambeth Council
Council Tax Band C: £1,737.00 pa
Tenure: Share of freehold
Lease Term: 958 years

- THREE-BEDROOM FLAT
- STYLISHLY RENOVATED THROUGHOUT
- ATTRACTIVE VICTORIAN BUILDING
- STYLISH MODERN BATHROOM
- SHARE OF FREEHOLD
- LARGE COMMUNAL REAR GARDEN
- GAS CENTRAL HEATING
- LARGE SEPARATE KITCHEN SPACIOUS
- 0.4 MILES FROM WEST NORWOOD STATION
- (DISTANCES ESTIMATED VIA GOOGLE MAPS)

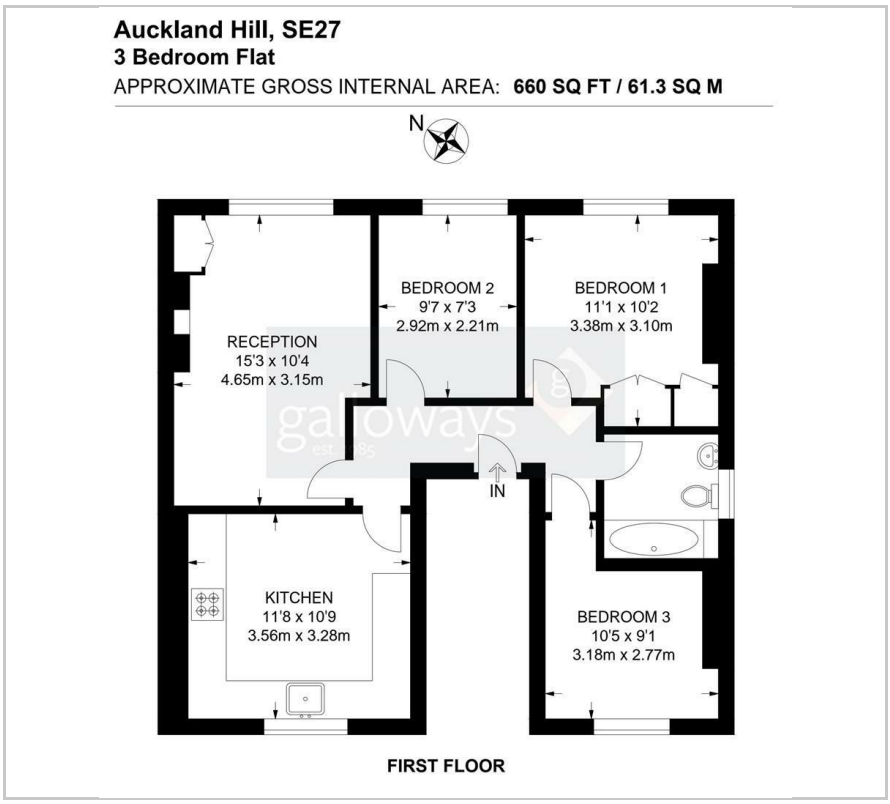
## Viewing

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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AUCKLAND HILL

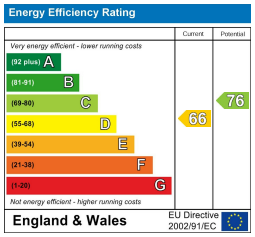
## Floor Plan

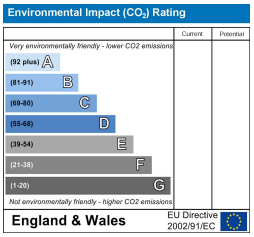



## Area Map




## Energy Efficiency Graph












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282 Norwood Road, West Norwood, London, SE27 9AJ
**Tel:** 020 8766 6111 **Email:** info@gallowaysonline.co.uk www.gallowayonline.co.uk