galloways
est. 1985



# Hamilton Road

## Gipsy Hill, SE27 9SE

## Price Guide £575,000

PRICE GUIDE £575,000 - £600,000

Galloways are delighted to present this three-bedroom mid-terraced family home. Kept to a very good standard throughout, this property gives buyers the opportunity to live in a well-presented home, in a fantastic location. Positioned perfectly for West Norwood high street with an array of shops, restaurants, and leisure facilities as well as being just 0.5 miles from Gipsy Hill station, 0.7 miles from West Norwood station, and 0.7 miles from Sydenham Hill station all giving commuters direct access into central London (distance estimated via Google Maps).

Lambeth Council
Council Tax Band D £2047.11pa
Freehold

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.

- PRICE GUIDE £575,000 - £600,000
- THREE BEDROOMS
- FREEHOLD HOUSE
- MODERN OPEN PLAN KITCHEN/RECEPTION ROOM
- GARDEN
- WELL PRESENTED THROUGHOUT
- OFF STREET PARKING
- CLOSE PROXIMITY TO A WIDE RANGE OF SHOPS AND LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS WITH GIPSY HILL STATION JUST 0.4 MILES AWAY
- (WALKING TIMES ESTIMATED BY 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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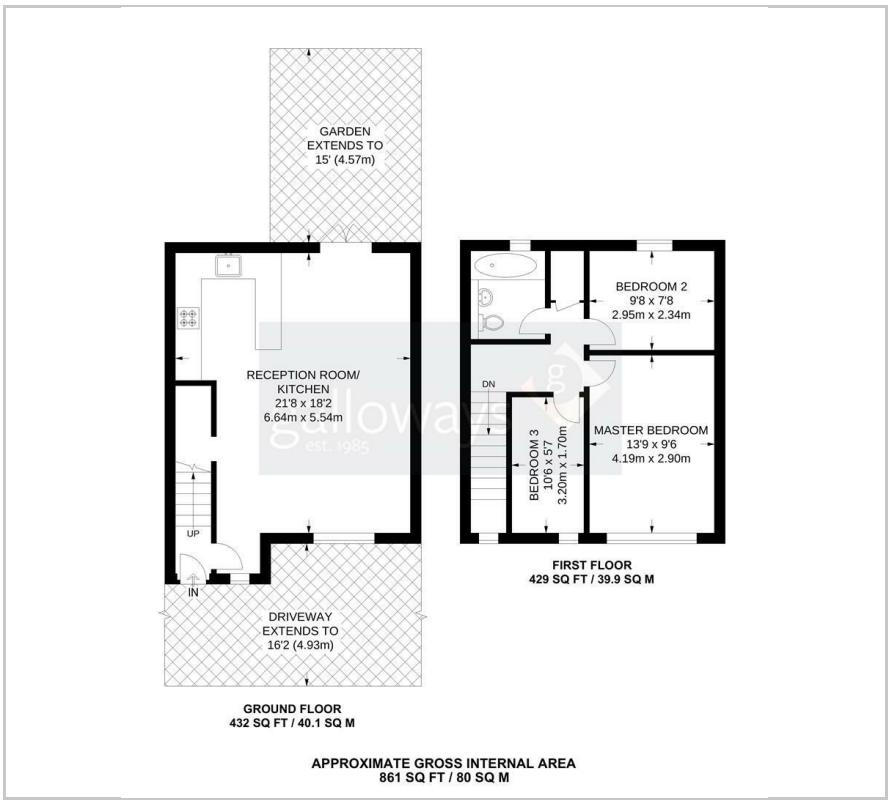
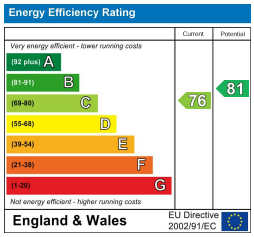
## Floor Plan

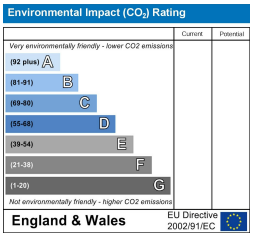



## Area Map




## Energy Efficiency Graph












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.

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