



## Flat 4, 134 Norwood Road , SE24 9AY

**Price Guide £400,000**

Galloways are excited to present this spacious two double-bedroom flat to the market, with its own front door and front and rear gardens. The property has recently been refurbished and is in excellent condition throughout, situated in an ideal location for the hustle and bustle of Tulse Hill, Herne Hill, and West Norwood high street with an array of shops, restaurants, and bars as well as being just a 3-minute walk away from Tulse Hill station and 15 minutes from West Dulwich and West Norwood station, giving commuters' flexible access into Central London (distances estimated via google maps). The fabulous Brockwell Park is also just a short walk away, viewings are highly recommended!

Lambeth Council  
Council Tax Band C £1476  
Share of Freehold  
Lease 976 years  
Ground Rent £0  
Service Charges £2500 per 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

- PRICE GUIDE £400,000 - £425,000
- TWO DOUBLE BEDROOMS
- FRONT AND REAR GARDENS
- OWN FRONT DOOR
- HUGE LOUNGE AREA AND OPEN PLAN FITTED KITCHEN
- CENTRAL HEATING
- SHARE OF FREEHOLD
- 3 MINUTES WALK TO TULSE HILL STATION
- 8 MINUTES WALK TO BROCKWELL PARK
- (WALKING TIMES ESTIMATED BY GOOGLE MAPS)



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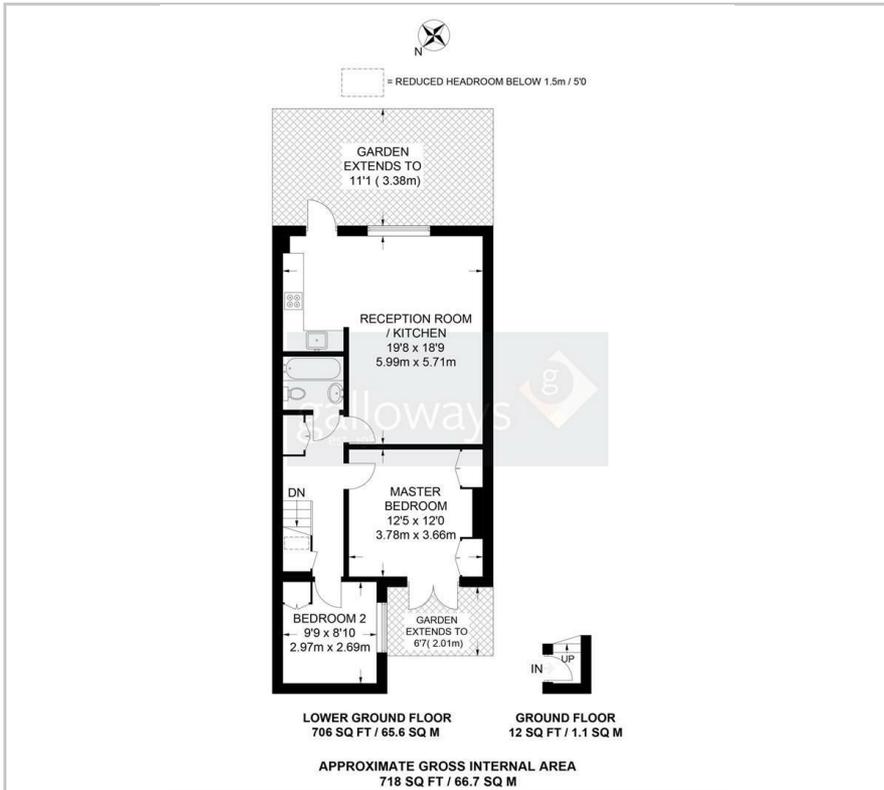


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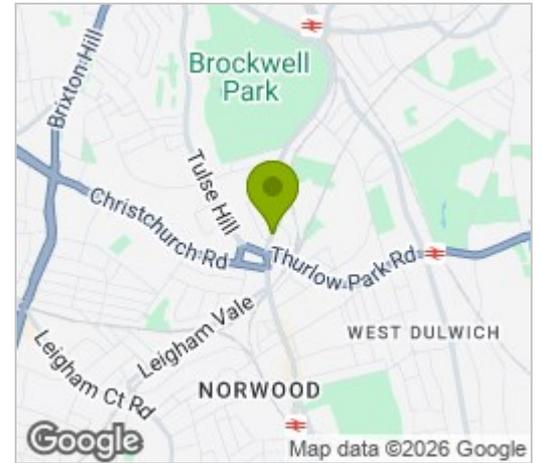


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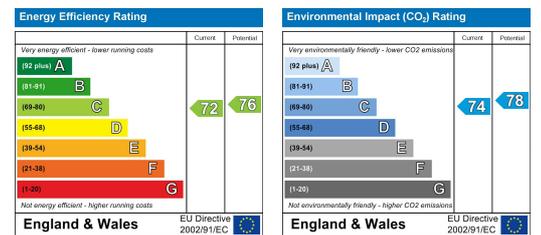
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.