



## 52 York Hill

London, SE27 0AD

**Asking Price £650,000**

Galloways are delighted to present to the market this three-bedroom end-of-terrace house on York Hill. The property is well-presented throughout, offering a fantastic blank canvas for modernisation and the opportunity for a new owner to put their own stamp on it.

Set on a generous plot, the house benefits from a large driveway, garage, and a charming rear garden. There is also excellent potential to extend (subject to the usual planning permissions and consents), making this an exciting opportunity for those looking to add value.

Internally, the home offers a generous and versatile layout, including a contemporary open-plan kitchen/reception room, a flexible downstairs room that could serve as a bedroom, home office, study, or utility room, a family bathroom, and a convenient downstairs WC. The property also benefits from gas central heating.

Situated in an ideal location for the hustle and bustle of West Norwood High Street, with its array of shops, restaurants, and bars, the property is also just a 6-minute walk from Tulse Hill station and 8 minutes from West Norwood station (distances estimated via Google Maps). Both stations provide excellent and flexible transport links into Central London, making this an attractive choice for commuters.

Lambeth Council  
Council Tax: Band D – £1954.00

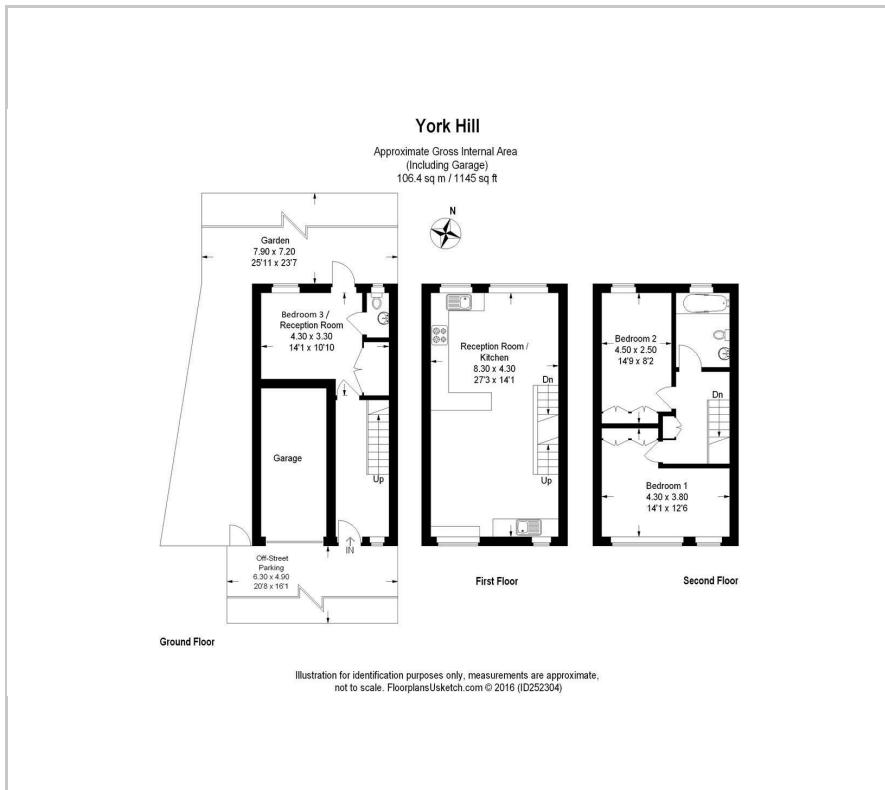
### Viewing

Please contact our Galloways West Norwood Office on 020 8766 6111  
if you wish to arrange a viewing appointment for this property or

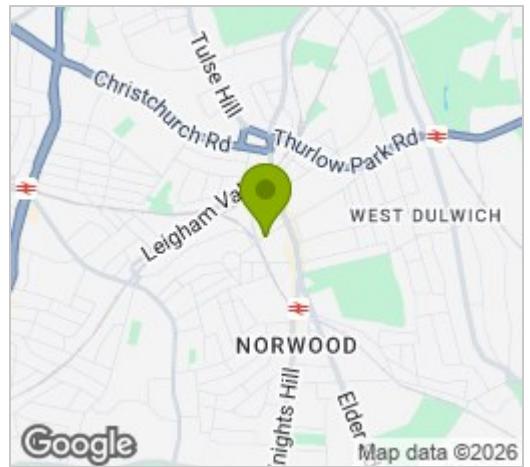
- END OF TERRACE FAMILY HOME ON A GENEROUS PLOT
- WELL-PRESENTED THROUGHOUT OFFERING A BLANK CANVAS FOR MODERNISATION
- LARGE DRIVEWAY PROVIDING AMPLE OFF-STREET PARKING
- CHARMING REAR GARDEN WITH POTENTIAL TO LANDSCAPE AND EXTEND (STPP)
- CONTEMPORARY OPEN-PLAN KITCHEN AND RECEPTION ROOM
- VERSATILE DOWNTIME ROOM – IDEAL AS A BEDROOM, HOME OFFICE OR UTILITY
- FAMILY BATHROOM AND ADDITIONAL DOWNTIME WC
- GAS CENTRAL HEATING
- EXCELLENT TRANSPORT LINKS WITH TULSE HILL AND WEST NORWOOD STATIONS NEARBY
- CHAIN FREE



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	79	
(81-91)	B	60	
(68-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



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