



## 75 Auckland Hill

London, SE27 9PF

**Price Guide £400,000**

Galloways are excited to present to the market this stunning first-floor two-bedroom Victorian maisonette which is located on Auckland Hill in West Norwood. Ideally positioned within close reach of a range of local amenities, you can enjoy the convenience of having shops, restaurants, cafes, and a fantastic choice of green spaces right on your doorstep. The property itself is a spacious two-bedroom maisonette in excellent condition, with a modern stylish fitted kitchen, a contemporary fitted bathroom, large reception room, and benefits from plenty of natural light throughout. Outside, you will have access to a tranquil rear garden with sole use, perfect for outdoor entertaining and relaxation. Transport links are also well-connected, with the nearest bus stop being just a few minutes away on foot, and West Norwood Train Station is a 6-minute walk away. Overall, this charming maisonette offers a perfect blend of period features and contemporary style, with the added bonus of a delightful rear garden and convenient location. Don't miss out on the chance to make this property your own.

Council Tax Band C £1566pa

Leasehold

Lease term remaining: 103yrs

Lease commencement date: 125-year lease, commencement 01/01/01

Ground Rent: £100.00 per annum, increases to £200.00 in 2026.

Service Charges & Sinking Fund: Service Charge- £344.31 a quarter and sinking fund- £143.53 per quarter.

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

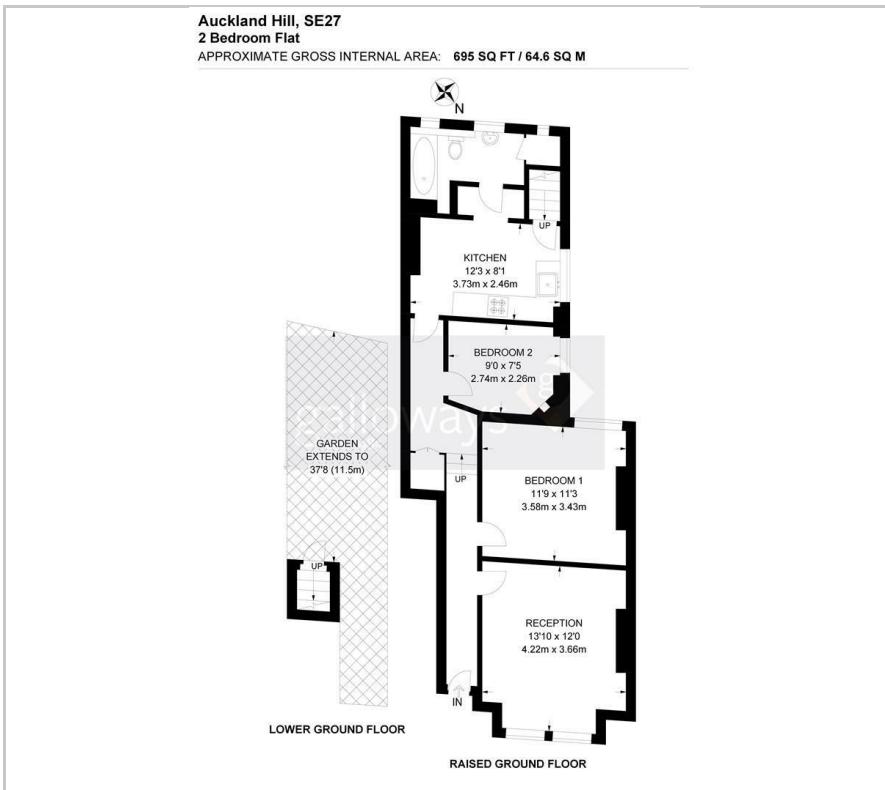
if you wish to arrange a viewing appointment for this property or

[Viewing further information](#)

- Price Guide £400,000 - £425,000
- TWO BEDROOMS
- VICTORIAN MAISONETTE
- BEAUTIFUL REAR GARDEN
- MODERN STYLISH FITTED KITCHEN
- LOTS OF NATURAL LIGHT
- GAS CENTRAL HEATING
- 0.3 MILES FROM WEST NORWOOD STATION
- NEWLY REFURBISHED
- (DISTANCES ESTIMATED VIA GOOGLE MAPS)



## 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	Very environmentally friendly - lower CO <sub>2</sub> emissions	
(81-91)	B	(81-91)	
(68-80)	C	(68-80)	
(55-68)	D	(55-68)	
(38-54)	E	(38-54)	
(21-38)	F	(21-38)	
(1-20)	G	(1-20)	

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC



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.