



# Flat A, 252 Norwood Road

West Norwood, SE27 9AJ

## Asking Price £800,000

Galloways are delighted to offer to the market this prime freehold property, comprising a ground-floor premises and a one-bedroom flat above, and a split level two bedroom flat on the top floor, situated in a prominent corner position in the heart of West Norwood High Street.

This excellent location benefits from high footfall and strong visibility, positioned moments from West Norwood Station, local shops, cafés, and major retailers, including the Co-Operative Food. The property also enjoys a constant flow of passing traffic along Norwood Road, ensuring maximum exposure for any business.

The freehold is being sold in its entirety and includes:

A self-contained ground-floor unit

A spacious one-bedroom flat above with a development opportunity (subject to planning and consent)

A well presented two double bedroom split level flat in great condition.

This property presents an attractive mixed-use investment, offering both income potential and long-term capital growth in one of South London's most vibrant and well-connected neighbourhoods.

### 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

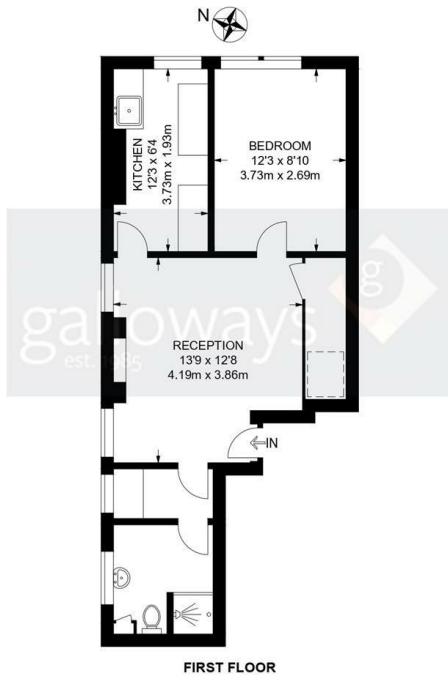
- EXCITING FREEHOLD INVESTMENT OPPORTUNITY
- PRIME CORNER POSITION ON NORWOOD ROAD
- MIXED-USE PROPERTY WITH COMMERCIAL UNIT AND ONE-BEDROOM FLAT
- HIGH FOOTFALL AREA WITH EXCELLENT PASSING TRAFFIC
- PROMINENT FRONTAGE OFFERING STRONG BUSINESS VISIBILITY
- IDEAL OPPORTUNITY FOR INVESTORS OR OWNER-OCCUPIERS
- SOLD WITH THE BENEFIT OF NO ONWARD CHAIN
- EXCELLENT LOCAL AMENITIES ON YOUR DOORSTEP
- CLOSE TO TULSE HILL AND WEST NORWOOD STATIONS WITH DIRECT LINKS TO CENTRAL LONDON
- ATTRACTIVE INCOME AND CAPITAL GROWTH POTENTIAL



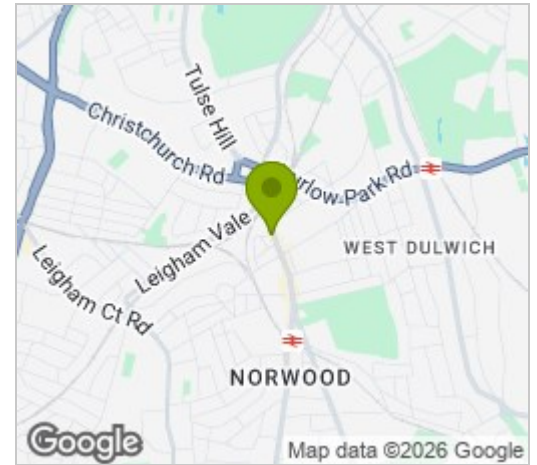
## Floor Plan

Norwood Road, SE27  
1 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA: 465 SQ FT / 43.2 SQ M

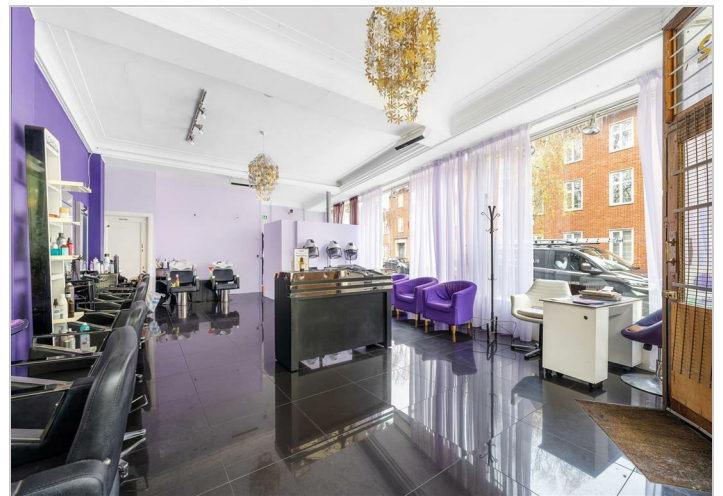


## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	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.

282 Norwood Road, West Norwood, London, SE27 9AJ

Tel: 020 8766 6111 Email: [info@gallowaysonline.co.uk](mailto:info@gallowaysonline.co.uk) [www.gallowaysonline.co.uk](http://www.gallowaysonline.co.uk)