



## Flat A 7 Cotswold Street

West Norwood, SE27 0DW

**Price Guide £425,000**

Welcome to this charming property located on Cotswold Street in the heart of West Norwood. This delightful home features two well-proportioned bedrooms and a comfortable reception room, making it an ideal space for both relaxation and entertaining. The property boasts a modern bathroom and has been immaculately presented and recently refurbished to a high standard throughout, ensuring a welcoming atmosphere for its new occupants.

One of the standout features of this residence is the converted cellar, which offers additional space that can be utilised according to your needs, whether as a home office, a playroom, or extra storage. The property benefits from having direct access to a private rear garden. Further benefits also include double glazing and gas central heating, providing warmth and comfort throughout the year.

Situated in a vibrant area, this home is conveniently close to local amenities, ensuring that daily necessities are just a short stroll away. West Norwood train station is within easy reach, offering excellent transport links to central London and beyond, making it perfect for commuters. For those who enjoy the outdoors, you will be pleased to find a great selection of local green spaces nearby, including Norwood Park and Brockwell Park. These parks provide a wonderful opportunity for leisurely walks, picnics, and recreational activities.

In summary, this property presents a fantastic opportunity for anyone looking to settle in a lively community with easy access to transport and local amenities. Viewings are highly recommended!

### Viewing

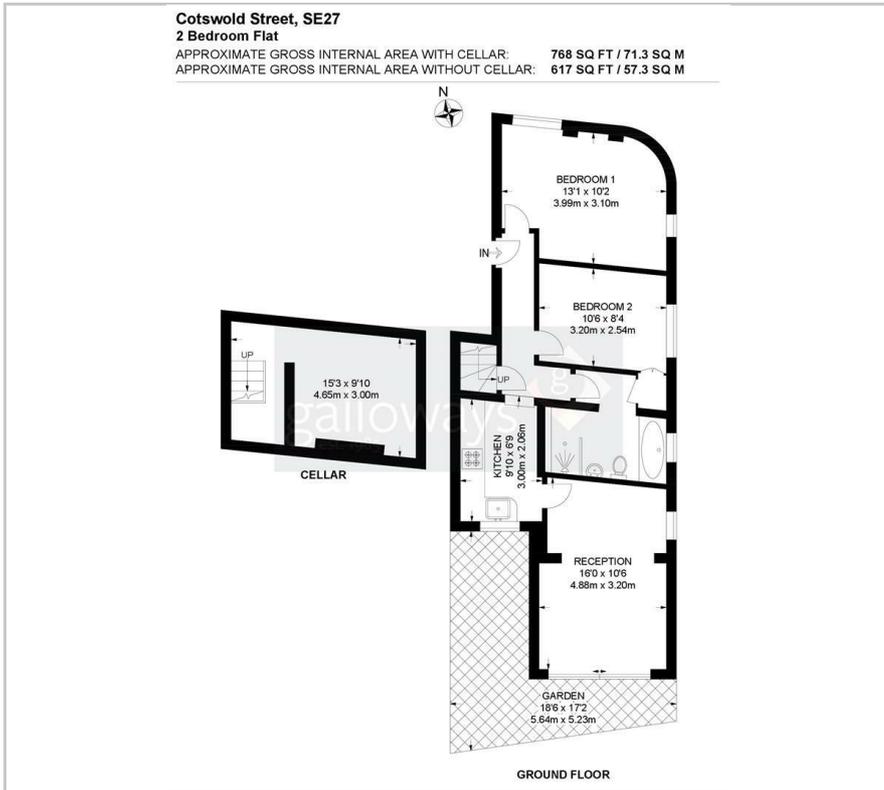
Please contact our Galloways West Norwood Office on 020 8766 6111

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

- £425,000 - £450,000 PRICE GUIDE
- REAR GARDEN
- TWO BEDROOMS
- IMMACULATEDLY PRESENTED THROUGHOUT
- CONVERTED CELLAR OFFERING VERSATILE EXTRA SPACE
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- CLOSE TO LOCAL AMENITIES AND SHOPS
- IDEAL FOR COMMUTERS WITH EASY ACCESS TO CENTRAL LONDON
- SPACIOUS RECEPTION ROOM
- NEARBY GREEN SPACES INCLUDING NORWOOD PARK AND BROCKWELL PARK



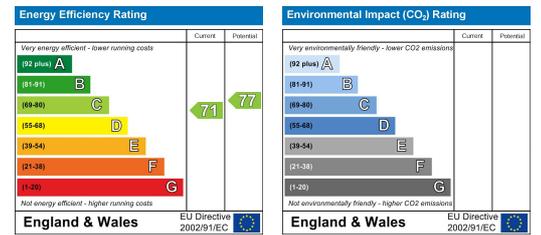
## Floor Plan



## Area Map



## Energy Efficiency Graph



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