



## 32 Durban Road West Norwood, SE27 9RP Asking Price £425,000

Nestled on the desirable Durban Road in West Norwood, SE27, this charming first-floor maisonette offers a perfect blend of period character and modern living. Ideal for first time buyers or small families, the property provides spacious accommodation and a sense of independence.

Upon entering, you are greeted by a welcoming reception room that serves as a comfortable space for relaxing or entertaining guests. The maisonette features two well-proportioned bedrooms, offering ample space for rest. A conveniently located bathroom completes the living space, ensuring practicality for daily routines.

One of the property's standout features is the sole use of a rear garden, a rare find in an urban setting. This outdoor space is perfect for enjoying the fresh air, gardening, or simply unwinding in a tranquil environment. Additionally, having your own front door adds to the sense of privacy.

The location is highly sought-after, with a variety of local amenities, parks, and excellent transport links nearby in West Norwood and West Dulwich. This property not only offers a comfortable living space but also the lifestyle benefits of being part of a vibrant and welcoming community.

Lambeth Council  
Council Tax Band C £1,736.84  
Tenure: Leasehold

### Viewing

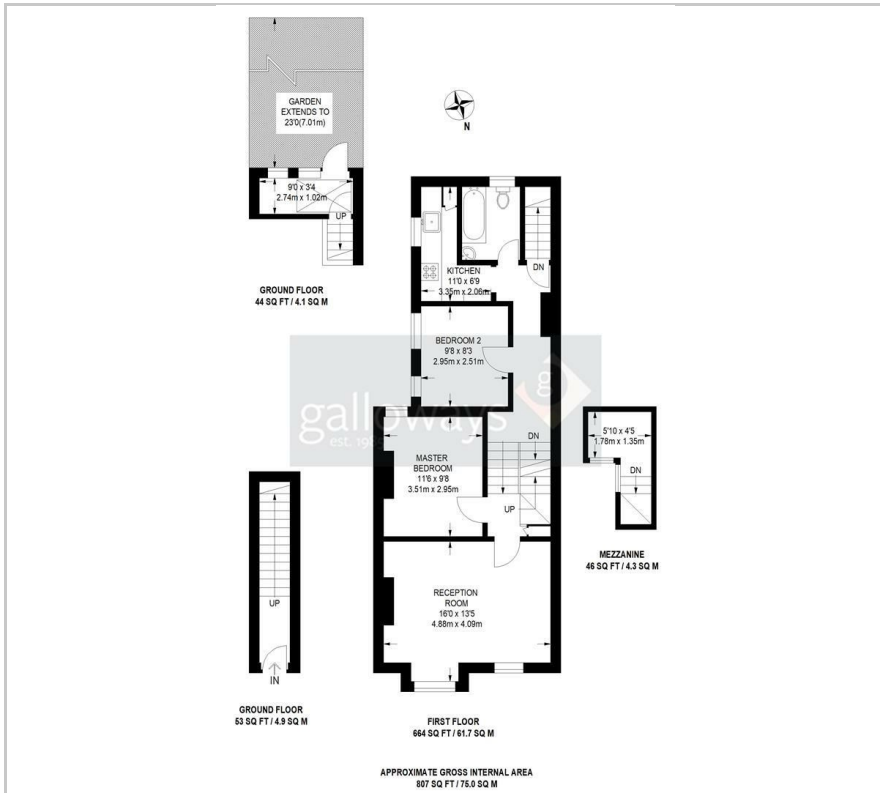
Please contact our Galloways West Norwood Office on 020 8766 6111

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

- A FIRST FLOOR VICTORIAN MAISONETTE
- SOLE USE OF THE REAR GARDEN
- TWO BEDROOMS
- GOOD SIZE RECEPTION ROOM WITH FEATURE FIREPLACE
- BRIGHT AND AIREY
- CONTEMPORARY FITTED KITCHEN
- RESIDENTIAL LOCATION
- OWN FRONT DOOR
- 11 MINUTES WALK TO WEST NORWOOD STATION  
(WALKING TIMES ESTIMATED BY GOOGLE MAPS)



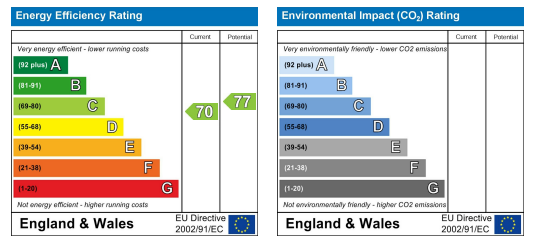
## Floor Plan



## 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.