



# 46 Darlington Road

London, SE27 0UD

**Price Guide £225,000**

Galloways are delighted to present to the market this spacious one-bedroom, purpose-built apartment with a Juliet-style balcony.

The property is bright and airy and comprises a double bedroom, a spacious reception room, a contemporary bathroom, and a separate kitchen.

Ideally situated within close proximity to an array of local amenities, West Norwood High Street, and excellent transport links.

West Norwood train station is approximately 0.4 miles away and offers direct services into central London. Regular trains provide access to London Victoria in around 12-15 minutes, Clapham Junction in approximately 10 minutes, and London Bridge in around 20 minutes, making this an ideal location for commuters. The station also offers onward connections across the London Overground and wider rail network.

Lambeth Council  
Council Tax Band C £1451.00pa  
Tenure: Leasehold  
Lease Term: 89 Years remaining  
Lease Commencement Date: 125 years from 19/02/1990

## 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

- PRICE GUIDE £225,000 - £250,000
- A SPACIOUS PURPOSE BUILT ONE BEDROOM APARTMENT
- LARGE RECEPTION ROOM
- CHAIN FREE
- DOUBLE GLAZING
- JULIET STYLE BALCONY
- WALK IN WARDROBE
- CENTRAL HEATING
- 0.4 MILES FROM WEST NORWOOD TRAIN STATION
- (DISTANCES ESTIMATED VIA GOOGLE MAPS)



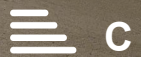
1



1

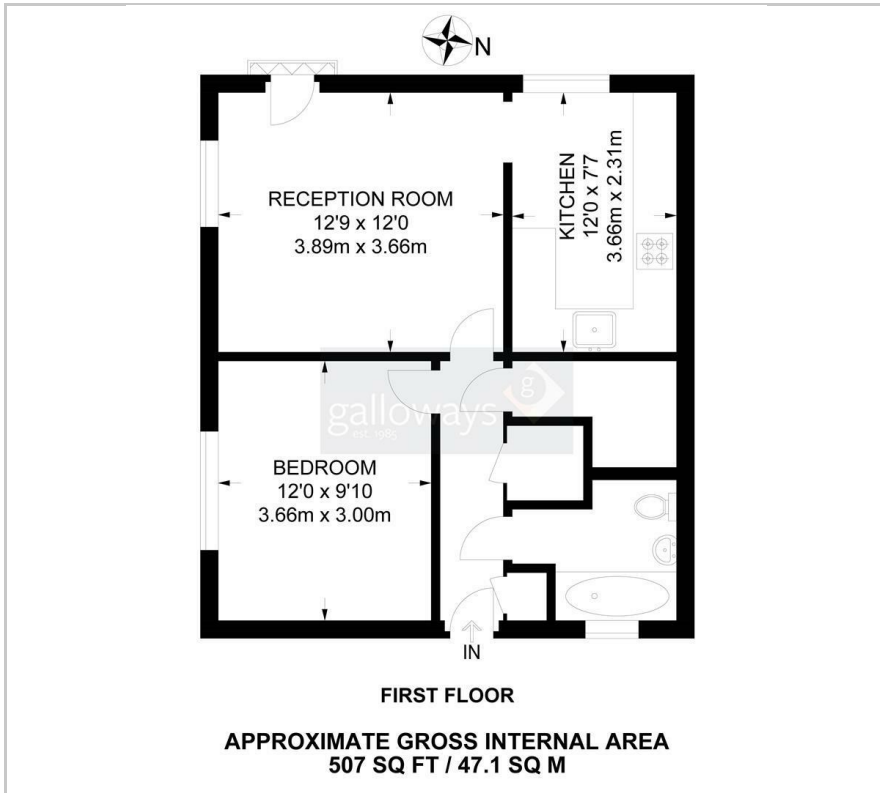


1



C

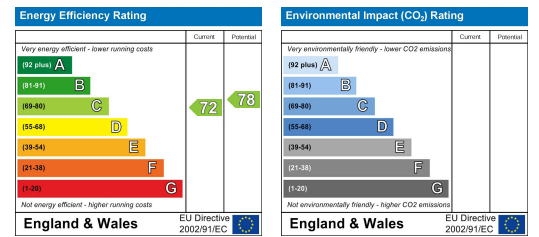
## Floor Plan



## 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.