



Flat 4, 134 Norwood Road , SE24 9AY

Offers Over £400,000

A two double bedroom period conversion, with its own front door and gardens. The property offers a blank canvas for refurbishment and is situated in an ideal location for the hustle and bustle of Tulse Hill and West Norwood high street with an array of shops, restaurants, and bars as well as being just a 3 minute walk away from Tulse Hill station and 15 minutes from West Dulwich and West Norwood station, giving commuters' flexible access into Central London (distances estimated via google maps).

Council Tax Band C £1476
Share of Freehold
Lease 976 years
Ground Rent £0
Service Charges £2500 per year

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

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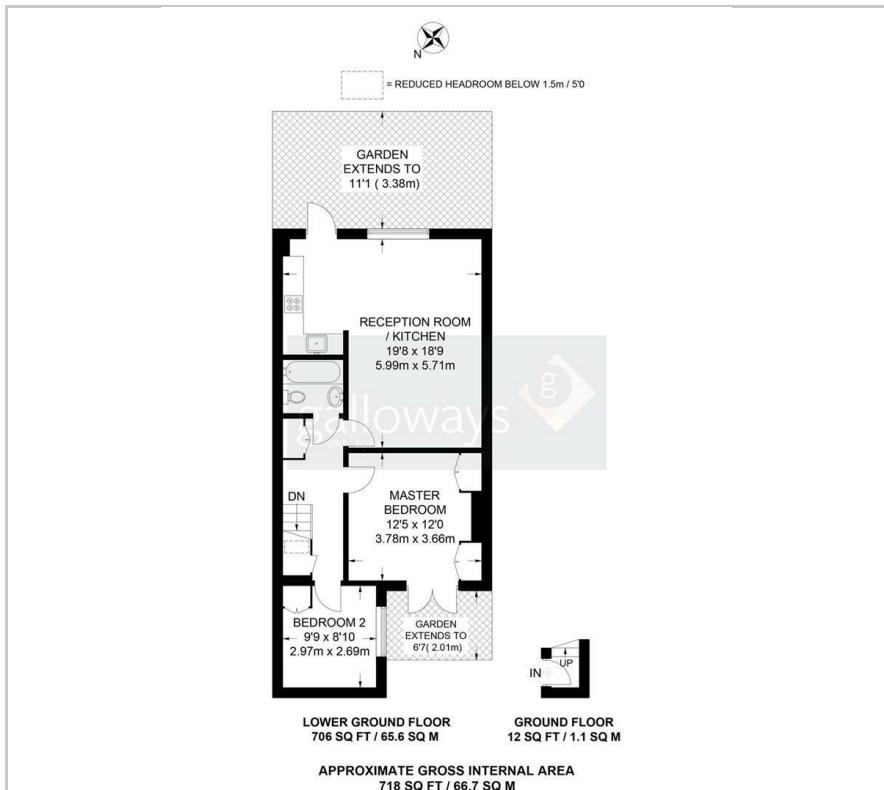
if you wish to arrange a viewing appointment for this property or

for further information

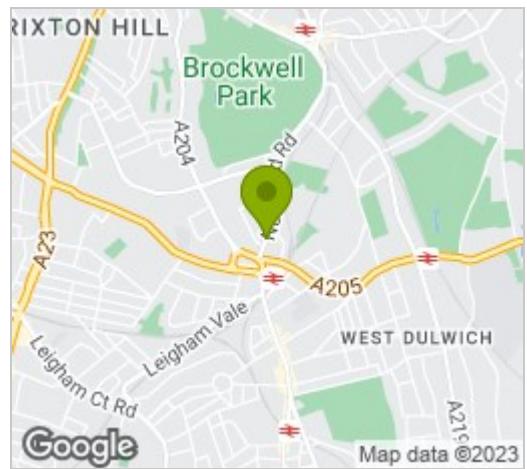
- PERIOD CONVERSION FLAT
- TWO DOUBLE BEDROOMS
- FRONT AND REAR GARDENS
- OWN FRONT DOOR
- HUGE LOUNGE AREA AND OPEN PLAN FITTED KITCHEN
- CENTRAL HEATING
- SHARE OF FREEHOLD
- 8 MINUTES WALK TO BROCKWELL PARK
- 3 MINUTES WALK TO TULSE HILL STATION
- (WALKING TIMES ESTIMATED BY GOOGLE MAPS)



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	72	76
(81-91)	B		
(68-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	
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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 firms employment has the authority to make or give any representation or warranty in respect of the property.