



## Flat 2, 31 Elmcourt Road

London, SE27 9BX

**Asking Price £575,000**

Galloways are delighted to present to the market this beautifully presented two-bedroom split-level flat, set within an attractive period building.

Tastefully refurbished throughout, the property offers two generously proportioned double bedrooms, a stylish contemporary bathroom, and a large open-plan kitchen and reception room bathed in natural light. Thoughtful design provides excellent storage, including access to a cellar and a loft space above the bathroom. A rare highlight is the direct access to a spacious, beautifully maintained private rear garden, further enhancing the property's appeal.

Situated in a fantastic location, the property is within easy reach of an abundance of local amenities.

Tulse Hill Station is a 2-minute walk away, offering direct services to London Bridge and London Blackfriars and Kings Cross St Pancras Station, while West Norwood Station, just a 12-minute walk, provides links to London Victoria. For further connectivity, Brixton Tube Station (Victoria Line) is only a short bus ride away.

Brockwell Park, with its open green spaces, lido, and stunning city views, is also within walking distance, making this an ideal home for those seeking a perfect balance of comfort, style, and convenience.

Lambeth Council  
Council Tax Band D £1954.00pa

### 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

- BEAUTIFULLY PRESENTED TWO-BEDROOM SPLIT-LEVEL PERIOD CONVERSION
- TWO DOUBLE BEDROOMS
- LARGE OPEN-PLAN KITCHEN AND RECEPTION ROOM FLOODED WITH NATURAL LIGHT
- STYLISH CONTEMPORARY BATHROOM
- DIRECT ACCESS TO A SPACIOUS, BEAUTIFULLY MAINTAINED PRIVATE GARDEN
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- SHORT WALK TO TULSE HILL AND WEST NORWOOD STATIONS
- EASY ACCESS TO BRIXTON TUBE (VICTORIA LINE) VIA SHORT BUS RIDE
- WALKING DISTANCE TO BROCKWELL PARK AND LOCAL AMENITIES



2



1



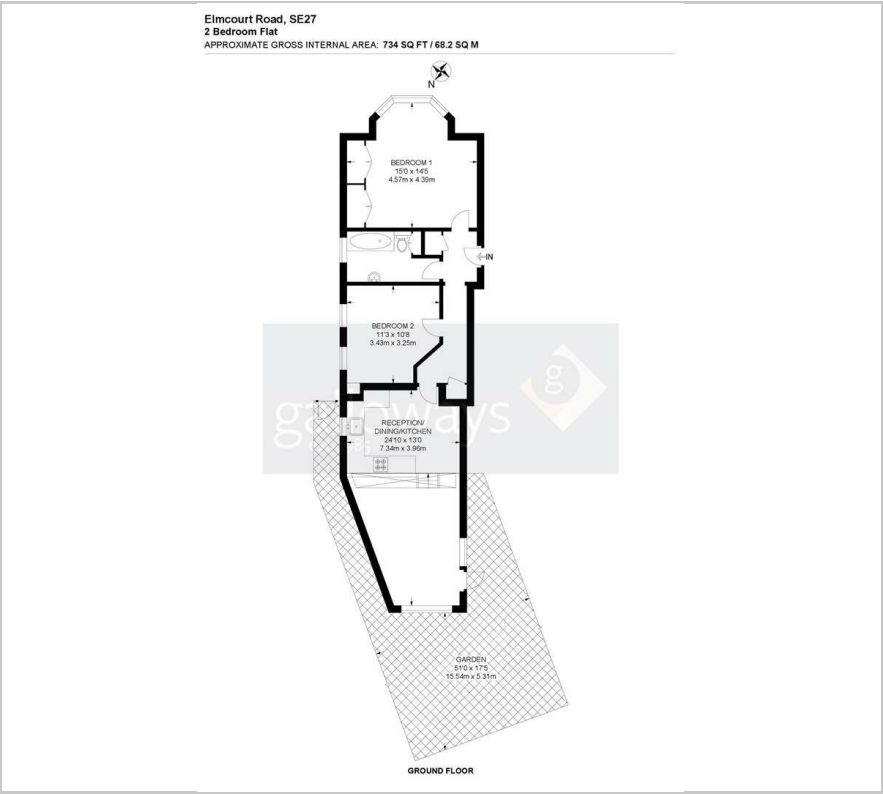
1



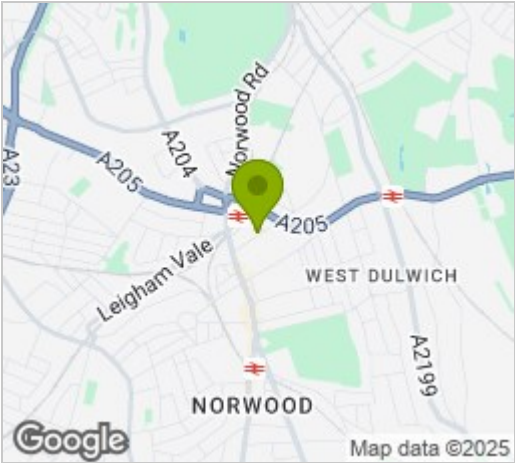
D



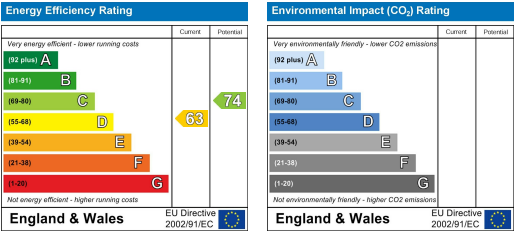
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.