



## GFF, 2 Kinfauns Road London, SW2 3JL

**Offers Over £400,000**

Galloways are delighted to present to the market this beautifully renovated one double bedroom period conversion, finished to an exceptional standard throughout. The property is bright, airy, and thoughtfully designed, with clever use of space and practical built-in storage. It features a modern fitted kitchen, a spacious reception room, and direct access onto a generous decking area leading to a stunning private, west-facing rear garden perfect for relaxing or entertaining.

Ideally located, the property is within easy reach of a wide range of local amenities, including those found on Norwood High Street, as well as the vibrant Herne Hill area. The green open spaces of Hillside Park (approximately a 5-minute walk) offer tennis courts, a children's playground, and an outdoor gym, perfect for staying active or enjoying dog walks. The ever-popular Brockwell Park is also just a short distance away.

Excellent transport links are close by, with Tulse Hill station (approx. 0.3 miles) providing direct services into London Bridge (approx. 25 minutes) and Blackfriars, while West Norwood station (approx. 0.7 miles) offers routes into London Victoria (approx. 25 minutes). There are also frequent bus routes nearby providing easy access to Brixton, where the Victoria Line offers fast connections across Central London.

Council Tax Band C £1737.00

Share of Freehold

Underlying Lease - 993 years

Lease commencement date: 999 Years from 4 August 2020

### Viewing

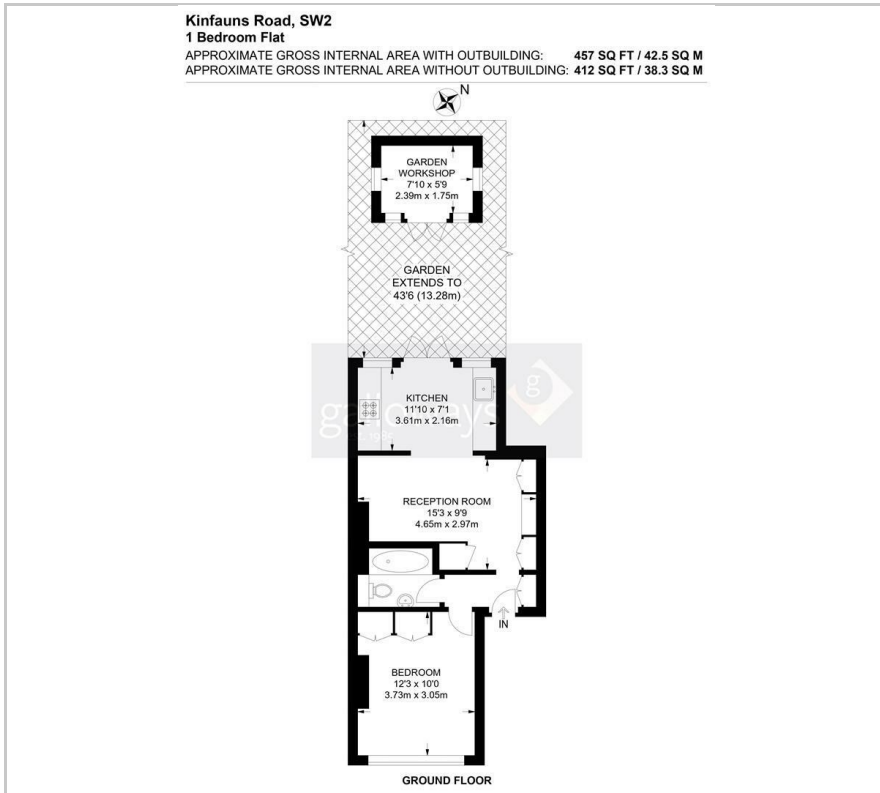
Please contact our Galloways West Norwood Office on 020 8766 6111

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

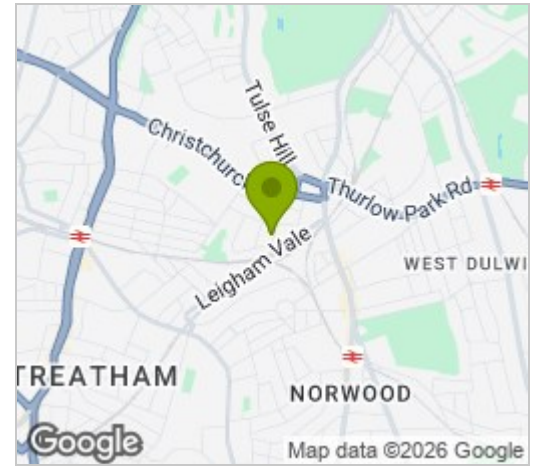
- PRICE GUIDE £400,000 - £425,000
- ONE BEDROOM VICTORIAN CONVERSION
- SHARE OF FREEHOLD
- BEAUTIFUL REAR GARDEN WITH SOLE USE
- LOTS OF NATURAL LIGHT
- WELL PRESENTED THROUGHOUT
- GROUND FLOOR
- 0.3 MILES FROM TULSE HILL STATION
- 0.7 MILES FROM WEST NORWOOD STATION
- (DISTANCES ESTIMATED VIA GOOGLE MAPS)



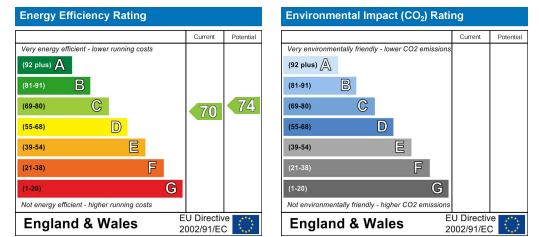
## Floor Plan



## 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.