galloways
est. 1985

Auckland Hill

West Norwood, SE27 9PG

Price Guide £400,000

PRICE GUIDE £400,000 - £425,000

Nestled in the charming area of Auckland Hill, West Norwood, this delightful two-bedroom Victorian maisonette offers a perfect blend of period features and modern living. With a share of freehold, this property is an excellent opportunity for those seeking a home with character and convenience.

Upon entering, you will find a well-presented reception room that exudes warmth and charm, making it an ideal space for relaxation or entertaining guests. From the reception room, patio doors provide direct access to a standout feature of the property - a large, private South facing garden with a panoramic view of the surrounding green space. A rare find in urban settings, the garden is a sun trap from Spring to Autumn and is perfect for enjoying sunny days, gardening, or simply unwinding in peace. The two bedrooms provide ample room for rest and personalisation, catering to young professionals, couples and families alike. The bathroom is thoughtfully designed, ensuring comfort and functionality.

The maisonette is chain-free, allowing for a smooth and hassle-free purchase process. Its prime location means you are just a stone's throw away from local amenities such as a book box just outside on Auckland Hill road, ensuring that daily necessities are easily accessible. West Norwood railway station is conveniently located nearby, offering excellent transport links into central London and beyond. Regular services provide easy access to London Bridge, Clapham Junction and Victoria, making it an ideal location for commuters, while the station also offers convenient connections across South London and the wider rail network.

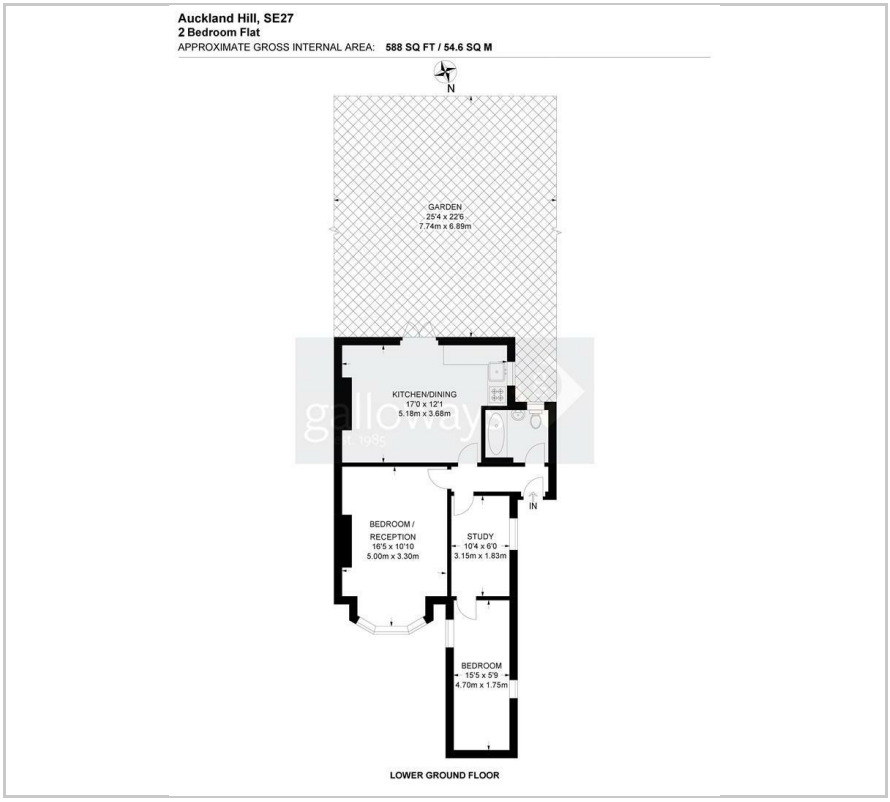
- £400,000 - £425,000 PRICE GUIDE
- SHARE OF FREEHOLD & CHAIN FREE
- TWO-BEDROOM GARDEN FLAT
- PERIOD FEATURES WITH MODERN LIVING
- LARGE SOUTH FACING REAR GARDEN
- WELL-PRESENTED THROUGHOUT
- 5 MINUTE WALK TO WEST NORWOOD TRAIN STATION (TIMES ESTIMATED VIA GOOGLE MAPS)
- OWN PRIVATE ENTRANCE
- PRIME LOCATION WITH LOCAL AMENITIES
- GAS CENTRAL HEATING

Viewing

Please contact our Galloways West Norwood Office on 020 8766 6111
if you wish to arrange a viewing appointment for this property or requires further information

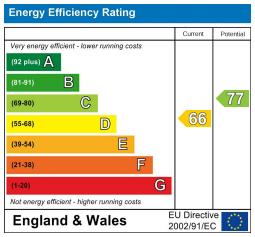
2 1 1 D

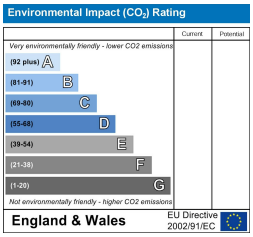
Floor Plan



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.

282 Norwood Road, West Norwood, London, SE27 9AJ
Tel: 020 8766 6111 **Email:** info@gallowaysonline.co.uk www.gallowayonline.co.uk