



Auckland Hill, SE27 | Guide Price £425,000

02087029888

westnorwood@pedderproperty.com

pedder
We live local



In General

- Two bedrooms
- Victorian period conversion
- Bright reception room
- Stylish fitted kitchen
- Modern bathroom suite
- 46-ft private rear garden
- Close to excellent transport links
- Abundance of light

In Detail

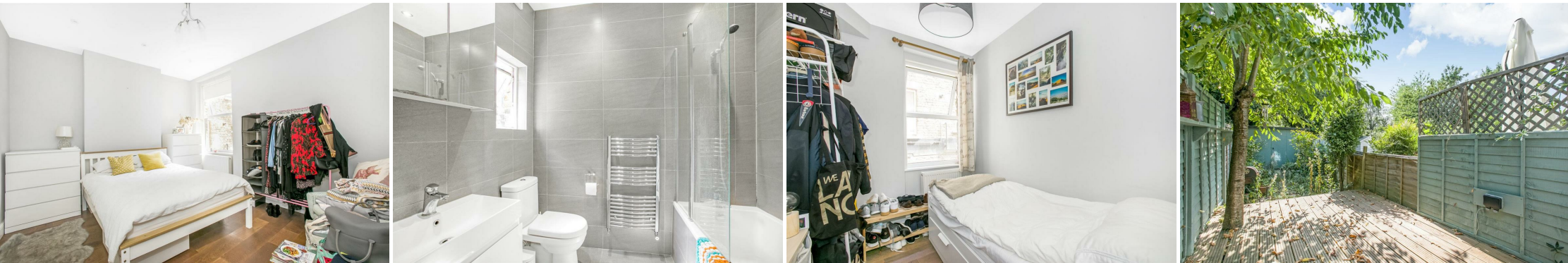
**** Guide Price £425,000 - £450,000 **** This beautifully presented two-bedroom period conversion offers over 720 sq ft of stylish and well-designed living space, along with direct access to a generous 46-ft private rear garden. Located on a sought-after residential street, the property is set on the lower ground floor of an attractive Victorian building and benefits from its own private entrance.

Upon entering, you are welcomed into a light-filled reception room, tastefully finished with contemporary shutters that complement the room's elegant proportions and period charm. The space feels bright and inviting. A modern, well-appointed kitchen offers ample storage and a clean, stylish aesthetic. The bathroom with sleek fittings and finishes.

A spacious principal double bedroom provides a calm and comfortable retreat, while a versatile second bedroom works perfectly as a guest room, nursery, or dedicated home office. Outside, the beautifully maintained private garden stretches an impressive 46 feet.

Ideally located on Auckland Hill, the property is just a short walk from Norwood High Street and its wide range of shops, cafés, and local amenities. West Norwood station is nearby, providing regular services into London Bridge and London Victoria, making this an excellent choice for commuters. The area is also well-served by bus routes connecting to Dulwich, Herne Hill, Brixton, and Streatham.

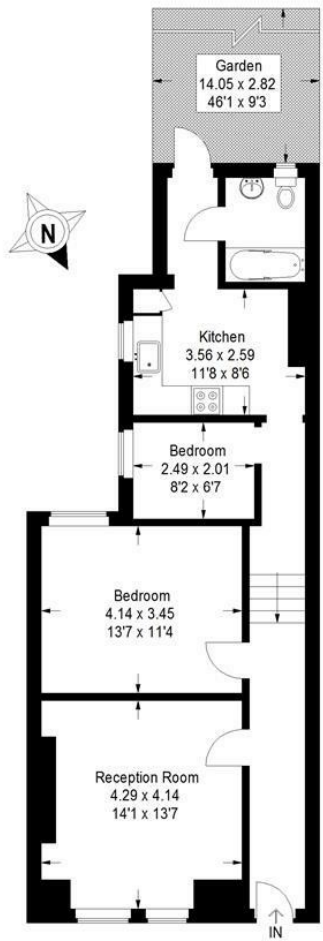
EPC: C | Council Tax Band: C | Lease: 148 years remaining | SC: £344 Per Quarter / £1,376pa | GR: £100 | BI: Covered through SC



Floorplan

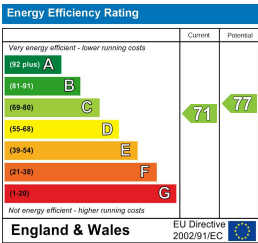
Auckland Hill, SE27

Approximate Gross Internal Area
67.3 sq m / 724 sq ft



Basement

Copyright www.pedderproperty.com © 2020
These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.