



Auckland Hill, SE27 | £485,000

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# In General

- Share of Freehold
- Two double bedrooms
- Generous reception room
- Modern kitchen
- Private rear West facing garden
- Neutral bathroom suite
- Close to excellent transport links
- Nearby to local amenities
- Ample storage

# In Detail

Tucked away on the leafy and sought-after Auckland Hill, this beautifully presented two-bedroom garden apartment offers a perfect blend of modern style and comfortable living. Set within an impressive building constructed in 2010, the property enjoys a peaceful position on the ground floor and boasts its own private garden.

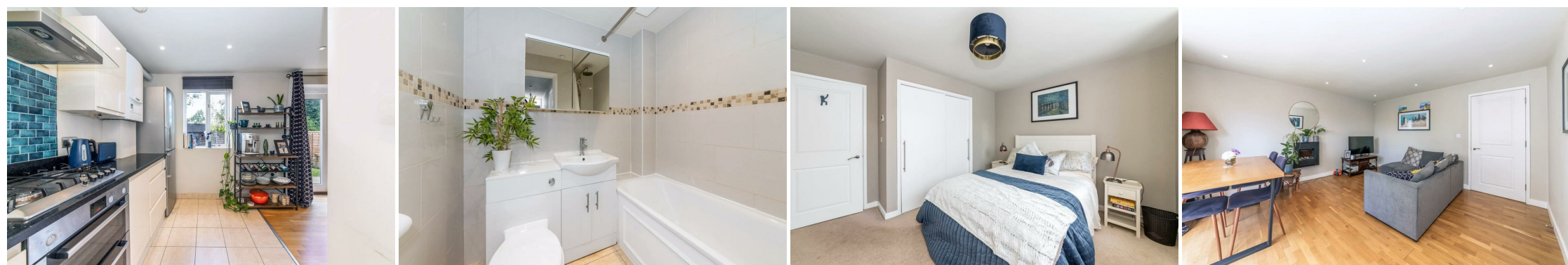
As you step inside, you're greeted by a bright and spacious layout designed with both functionality and flair. The heart of the home is the generous reception room, with bi-fold doors that flood the space with natural light and open directly onto a well-maintained West facing private garden. A perfect place to enjoy a morning coffee or afternoon BBQ.

This secluded apartment also boasts: a sleek, contemporary kitchen with ample cupboard space and a dishwasher; two comfortable double bedrooms with built-in storage, each thoughtfully designed to maximise space and light; and a modern bathroom. The property further benefits from economical, underfloor heating, additional free bike storage and a share of the freehold.

Auckland Hill is a peaceful, tree-lined residential street that enjoys easy access to both West Norwood and West Dulwich. You'll find a vibrant mix of independent shops, cafés, and restaurants nearby, along with popular amenities such as the West Norwood Picturehouse Cinema, Library, and Health Centre.

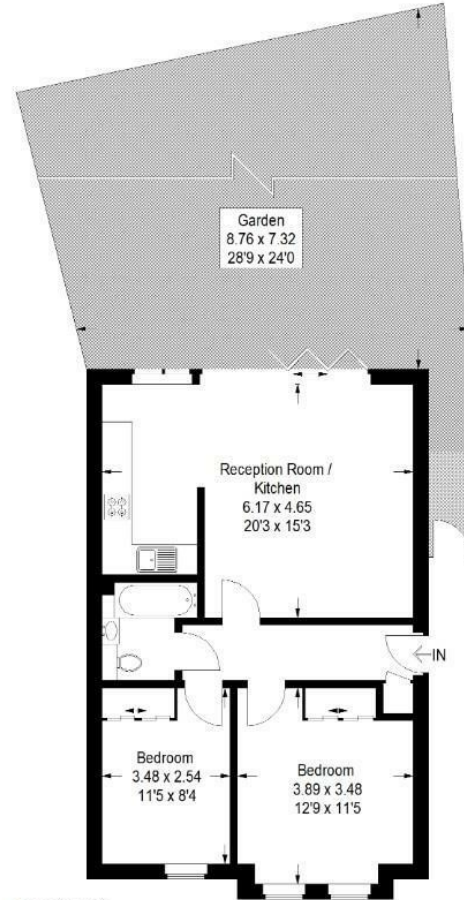
Exceptional transport connections are just a short walk away. West Norwood station offers direct links to London Bridge and London Victoria, while nearby Tulse Hill station provides additional Thameslink services to Blackfriars, Farringdon, and St Pancras International — making this an ideal location for commuters.

EPC: C | Council Tax Band: C | Lease: 114 years remaining | SC: £898.40 pa | GR: £0 | BI: TBC



# Floorplan

**Auckland Hill, SE27**  
**Approximate Gross Internal Area**  
**61.0 sq m / 656 sq ft**



## Basement

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 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C		80	80
55-68) D			
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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