



## 9b Avenue Park Road

London, SE27 9BT

**Asking Price £425,000**

Welcome to this charming Victorian flat located on Avenue Park Road in the desirable area of West Norwood, SE27. This property boasts a cosy reception room, perfect for relaxing or entertaining guests. With one bedroom and one bathroom, this flat is ideal for first time buyers and people looking for their own space.

The Victorian age of this property adds character and charm, with period features that give it a unique and timeless appeal. This property offers an abundance of natural light and offering views of the tree-lined street below.

Situated in West Norwood, you'll have easy access to local amenities, including shops, cafes, and green spaces for leisurely strolls. The area is well-connected with transport links, making it convenient to explore other parts of London.

Don't miss the opportunity to make this Victorian flat your new home. Contact us today to arrange a viewing and experience the beauty and comfort this property has to offer.

Leasehold: 87 years  
Service charges: £100.00  
Annual Ground Rent: £75.00  
Lambeth Council  
Council Tax Band B £1370pa

The vendor has provided the above information in good faith. Galloways has not yet had this information verified. Any buyer should seek their own independent legal advice before proceeding.

### Viewing

Please contact our Galloways West Norwood Office on 020 8766 6111

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

receive further information

- ONE BEDROOM GROUND FLOOR FLAT
- VICTORIAN CONVERSION
- WELL PRESENTED THROUGHOUT
- SOLE USE OF LARGE REAR GARDEN WITH DIRECT ACCESS
- LARGE GARDEN ROOM/HOME OFFICE
- LOTS OF NATURAL LIGHT
- OWN PRIVATE ENTRANCE
- 3 MINUTE WALK TO TULSE HILL TRAIN STATION
- 14 MINUTE WALK TO BROCKWELL PARK
- (TIMES ESTIMATED VIA GOOGLE MAPS)



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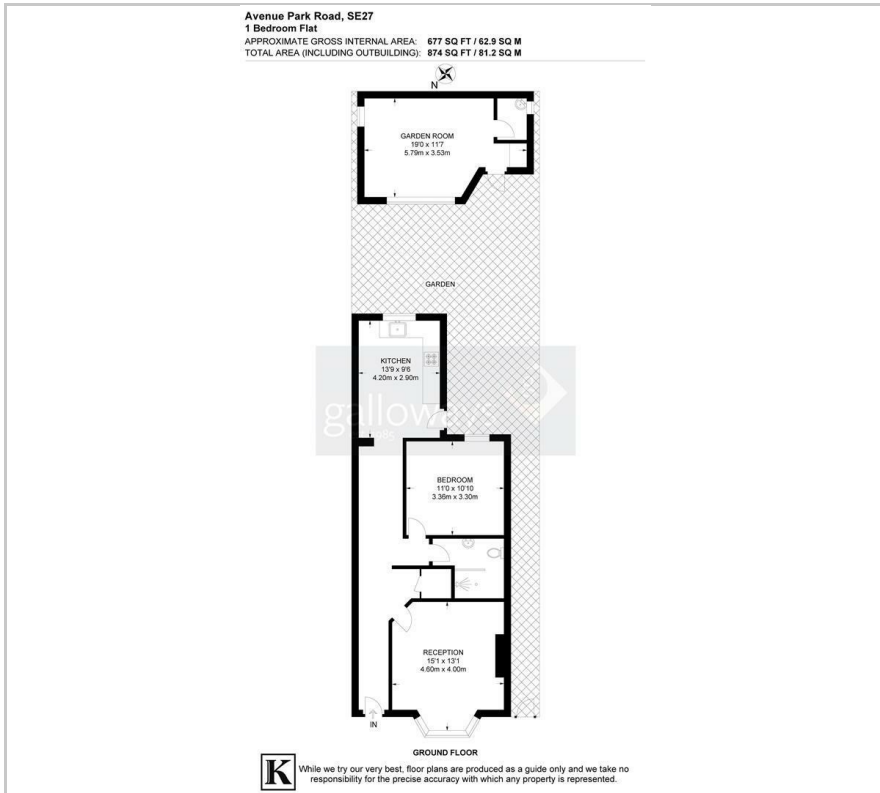


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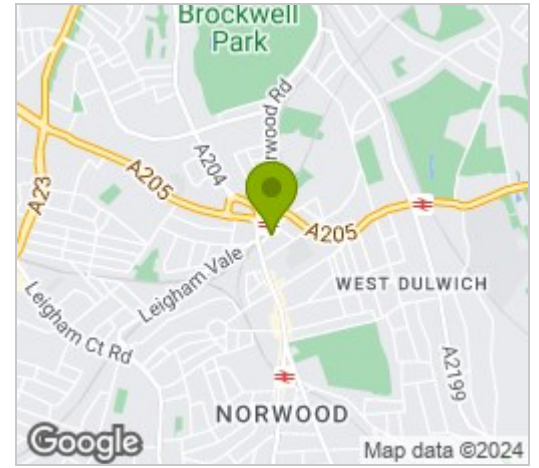




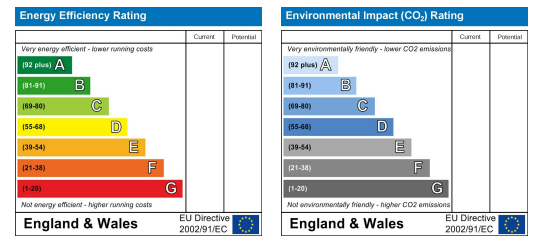
## Floor Plan



## 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.