



1a, Flat 2 Nettlefold Place

London, SE27 0JW

Price Guide £325,000

Galloways are delighted to present to the market this spacious 536 sq ft one-bedroom flat located at Nettlefold Place. Boasting lots of natural light, a modern fitted kitchen, spacious reception, and direct access to outside space, this property offers a seamless blend of indoor-outdoor living in the heart of West Norwood.

Ideal for those seeking comfort and convenience, this flat is situated within easy reach of a fantastic array of local amenities, including shops, cafes, and restaurants. Additionally, West Norwood train station is just a stone's throw away, providing excellent transportation links for commuters and explorers alike.

With its generous proportions and desirable location, this one-bedroom flat presents an excellent opportunity for both first-time buyers and investors looking to make their mark in this vibrant community.

Lambeth Council
Council Tax Band B £1451.00pa
Tenure: Leasehold
Lease Term: 116 years
Lease Commencement Date: 125 years, commencing 29/09/2015
Service Charge: £700.00pa
Ground Rent: £250.00pa

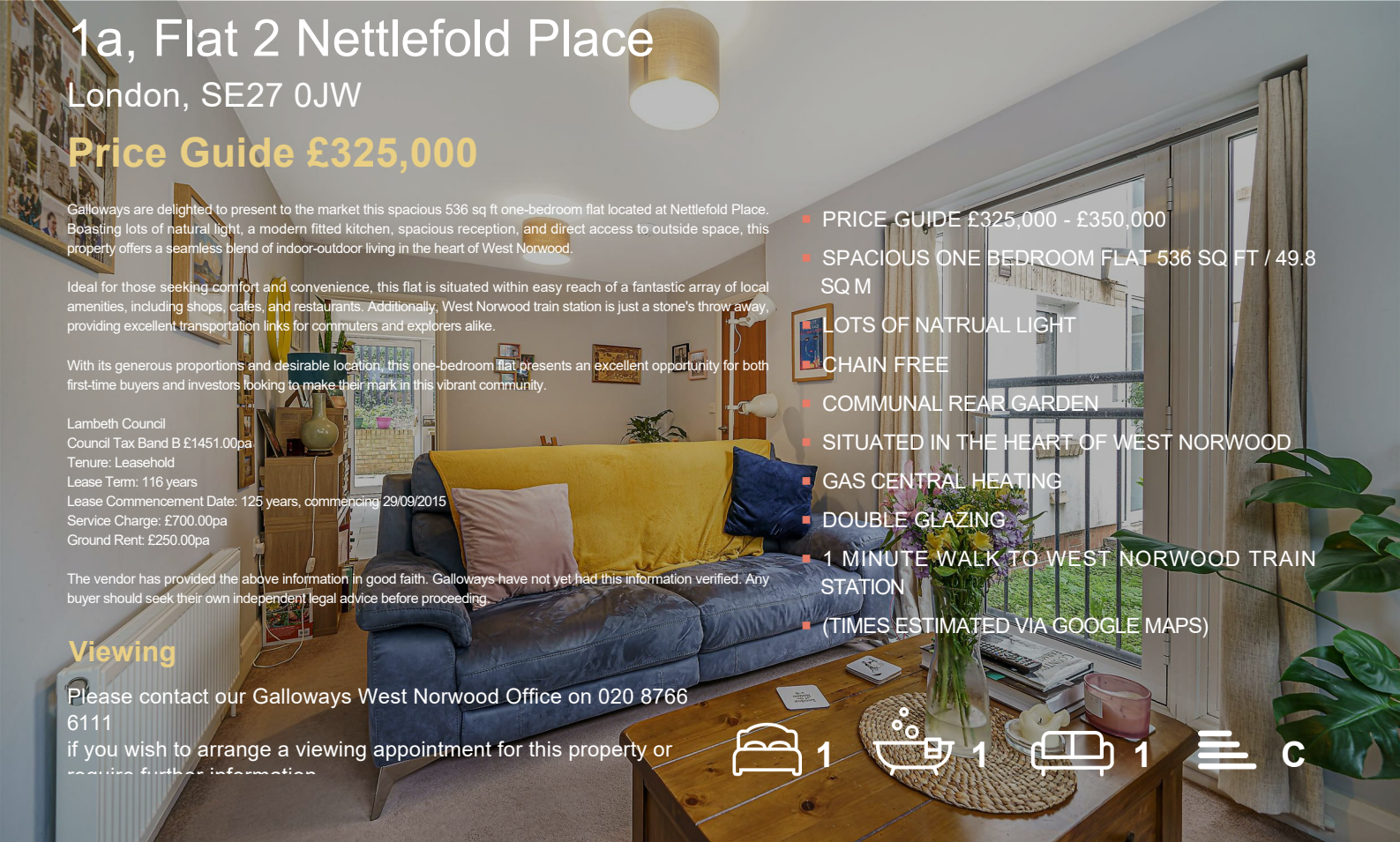
The vendor has provided the above information in good faith. Galloways have not yet had this information verified. Any buyer should seek their own independent legal advice before proceeding.

Viewing

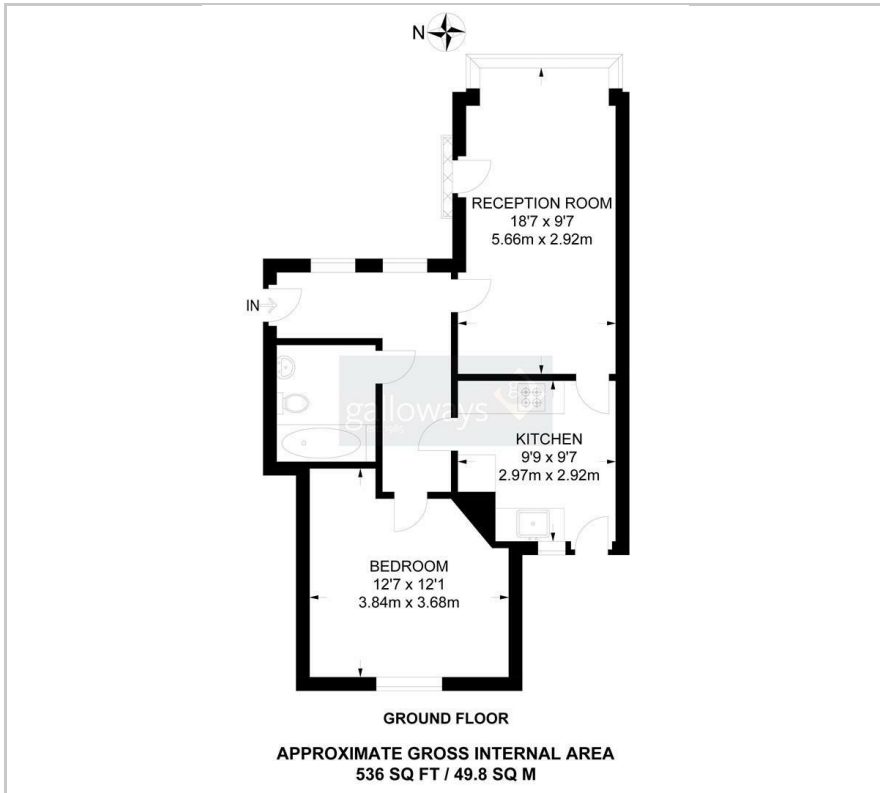
Please contact our Galloways West Norwood Office on 020 8766 6111

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

- PRICE GUIDE £325,000 - £350,000
- SPACIOUS ONE BEDROOM FLAT 536 SQ FT / 49.8 SQ M
- LOTS OF NATRUAL LIGHT
- CHAIN FREE
- COMMUNAL REAR GARDEN
- SITUATED IN THE HEART OF WEST NORWOOD
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- 1 MINUTE WALK TO WEST NORWOOD TRAIN STATION
- (TIMES ESTIMATED VIA GOOGLE MAPS)



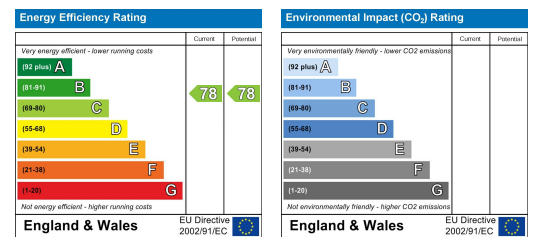
Floor Plan



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.