



## 17B Lansdowne Hill

London, SE27 0LP

**Asking Price £300,000**

Welcome to Lansdowne Hill, West Norwood, SE27 - a charming location that could be the perfect setting for your new home! This delightful Victorian flat boasts a cosy reception room, ideal for relaxing or entertaining guests. With two bedrooms, there's plenty of space for a small family, guests, or even a home office. The property features a well-maintained bathroom, ensuring your comfort and convenience.

Situated in a Victorian building dating back to 1900, this property exudes character and history. The flat spans 462 sq ft, offering a comfortable living space that is easy to maintain. Whether you're a first-time buyer, looking to downsize, or seeking an investment opportunity, this flat presents a versatile option to suit your needs.

Don't miss the chance to make this charming Victorian flat your own - a cosy retreat in the heart of West Norwood. Contact us today to arrange a viewing and step into your new home!

Council Tax Band C £1,658.14

Tenure: Share of Freehold

Remaining Lease Term: 999 years

Lease Commencement Date and term: TBC

Service Charge: AD HOC BASIS

Ground Rent: £0 per annum.

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.

- PERFECT LOCATION
- CHARMING 2 BEDROOM FLAT
- GREAT CONDITION
- OFF STREET PARKING TO THE REAR
- PERIOD CONVERSION
- FIRST FLOOR FLAT
- WALKING DISTANCE TO HIGH STREET SHOPS
- LOCATED IN THE HEART OF WEST NORWOOD
- 4 MINUTE WALK TO WEST NORWOOD TRAIN STATION
- 9 MINUTE WALK TO TULSE HILL TRAIN STATION

### 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



2



1



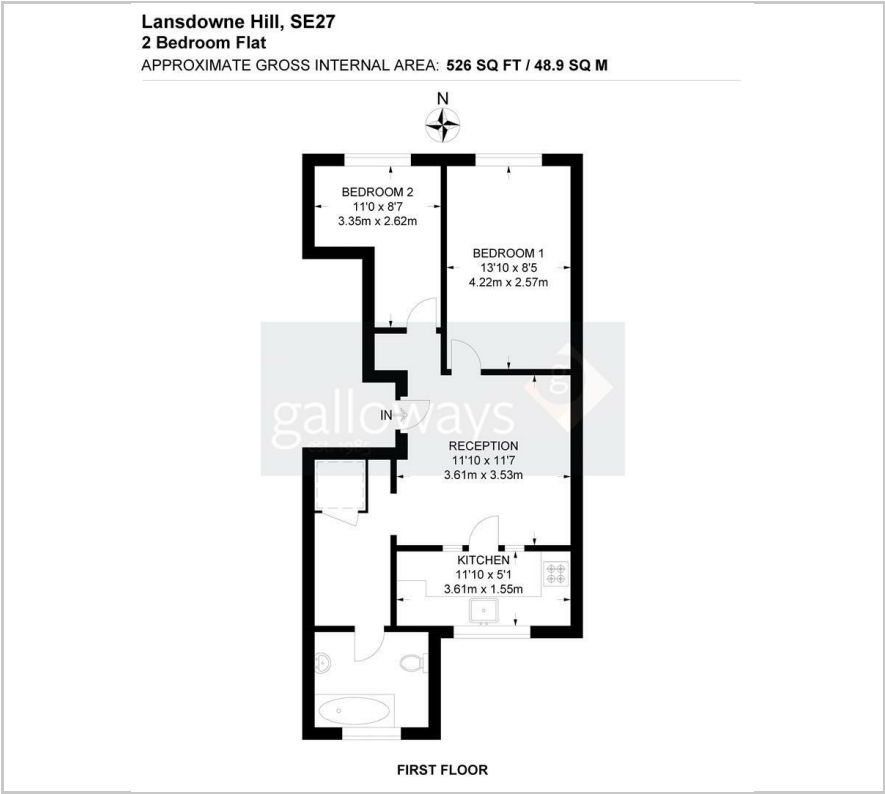
1



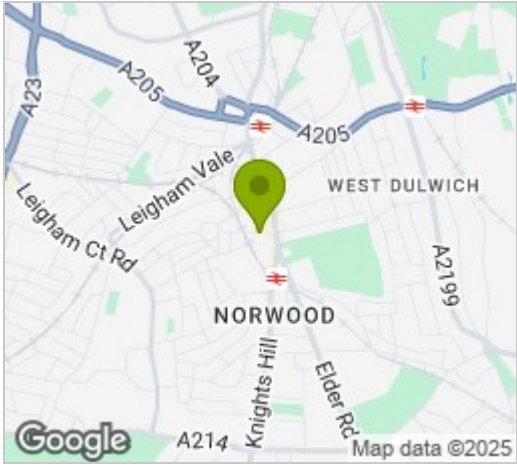
D



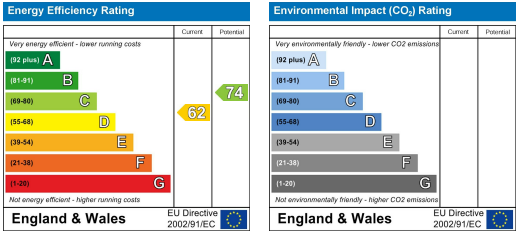
Floor Plan



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.