



## Flat 3,85 Broxholm Road

London, SE27 0BJ

**Price Guide £375,000**

Galloways are delighted to present to the market this charming two-bedroom split-level first-floor flat. The property is bright and airy, featuring an open-plan kitchen and reception area, two well-proportioned bedrooms, and a modern, stylish bathroom.

Situated in a highly sought-after location, the flat benefits from excellent transport links. West Norwood train station is just 0.7 miles away, providing convenient access to London Bridge and Victoria, while Tulse Hill station is only 0.8 miles away, offering services to London Blackfriars and City Thameslink. The property is also within easy reach of an array of fantastic local amenities.

This fantastic property combines contemporary living with the convenience of nearby amenities, making it an ideal home. Don't miss the opportunity to view this beautiful flat.

Council Tax Band C £1,658.14

Tenure: Share Of Freehold

Remaining Lease Term: 88

Lease Commencement Date and term: 99 years from 25/03/2013

Service Charge: Shared Ad hoc

Ground Rent: £125 per year until 2046, £250 per year until 2079, £500 per year until 2112

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.

- PRICE GUIDE £375,000 - £400,000
- BRIGHT AND AIRY SPLIT-LEVEL FLAT
- TWO WELL-PROPORTIONED BEDROOMS
- OPEN-PLAN KITCHEN AND RECEPTION AREA
- MODERN STYLISH BATHROOM
- SOUGHT-AFTER LOCATION
- EXCELLENT TRANSPORT
- CLOSE TO LOCAL AMENITIES
- 0.7 MILES TO WEST NORWOOD STATION & 0.8 MILES TO TULSE HILL STATION
- (DISTANCES ESTIMATED VIA GOOGLE MAPS)

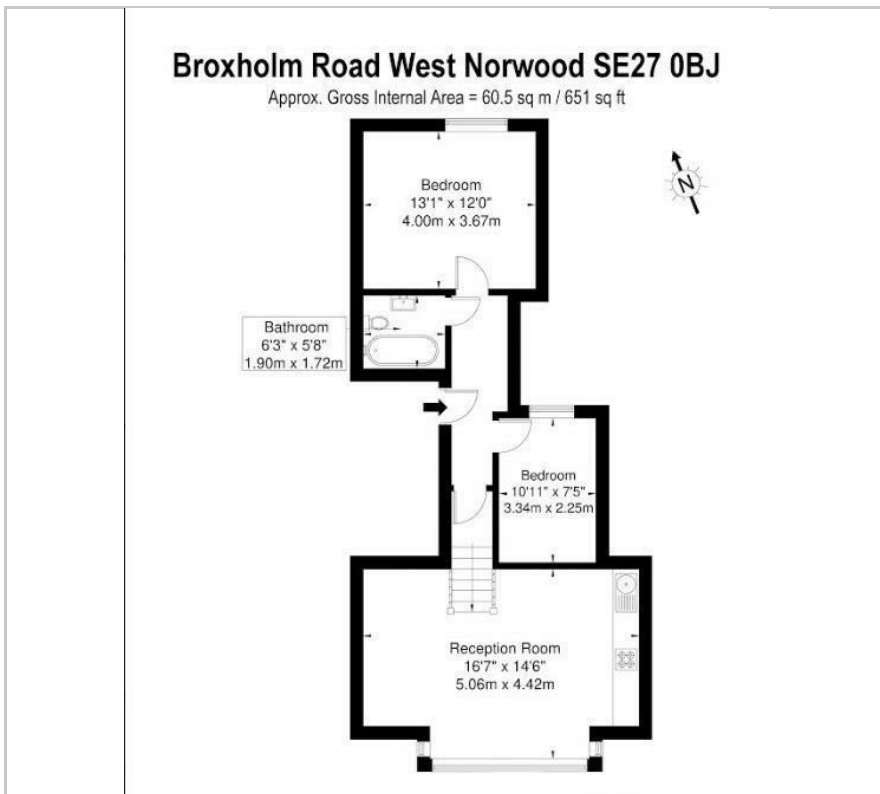
### Viewing

Please contact our Galloways West Norwood Office on 020 8766 6111

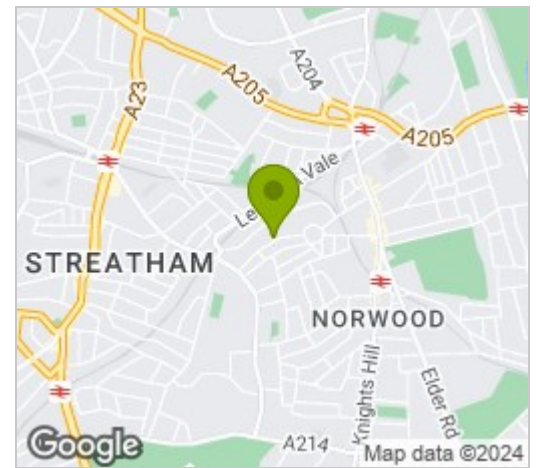
if you wish to arrange a viewing appointment for this property or require further information



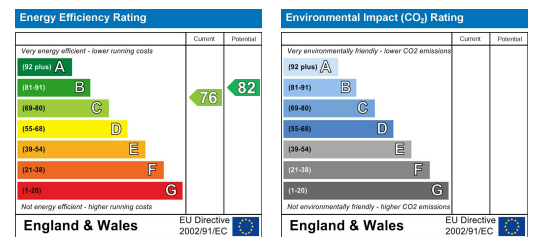
## Floor Plan



## 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.