



25 Holderness Way

London, SE27 0EU

Asking Price £250,000

Galloways are delighted to present to the market this spacious ground-floor one-bedroom flat with direct access to a communal garden.

The property is well-presented throughout and benefits from a large reception room, a separate kitchen, one double bedroom, and a contemporary bathroom. Situated in an ideal location, it is within easy reach of an array of local amenities. West Norwood Train Station is conveniently located just 0.6 miles away, offering excellent transport links to Central London and beyond.

This charming flat is perfect for first-time buyers or investors looking for a property in a vibrant and well-connected area.

Lambeth Council
Council Tax Band B £1451.00 a year
Leasehold
Lease Term 94 years remaining
Ground Rent £10 a year
Annual Service Charge £1651.92

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

enquire further information

- SPACIOUS ONE BEDROOM FLAT
- GROUND FLOOR
- DIRECT ACCESS TO COMMUNAL GARDENS
- WELL PRESTENED THROUGHOUT
- CHAIN FREE
- BRIGHT AND AIRY
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- 0.6 MILES AWAY FROM WEST NORWOOD STATION
- (DISTANCES ESTIMATED VIA GOOGLE MAPS)

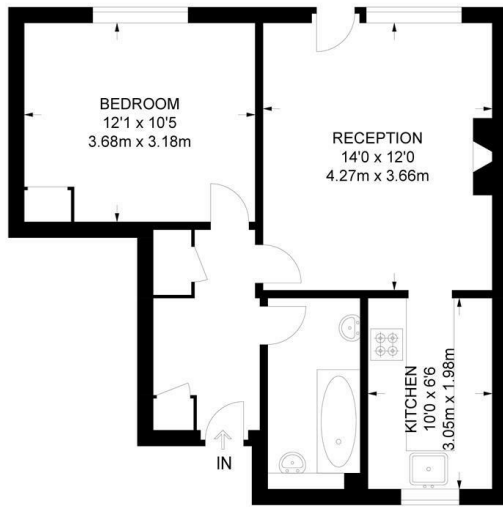


Floor Plan

Holderness Way, SE27

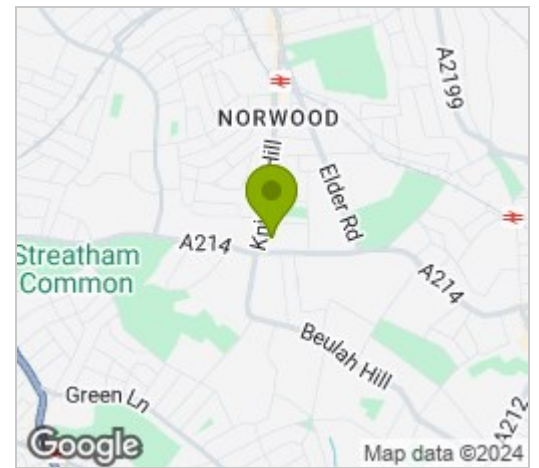
1 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA: **485 SQ FT / 45 SQ M**

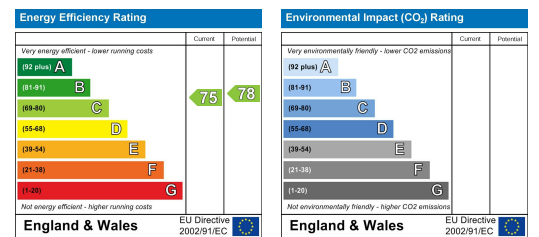


GROUND FLOOR

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.