



## 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 require 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)



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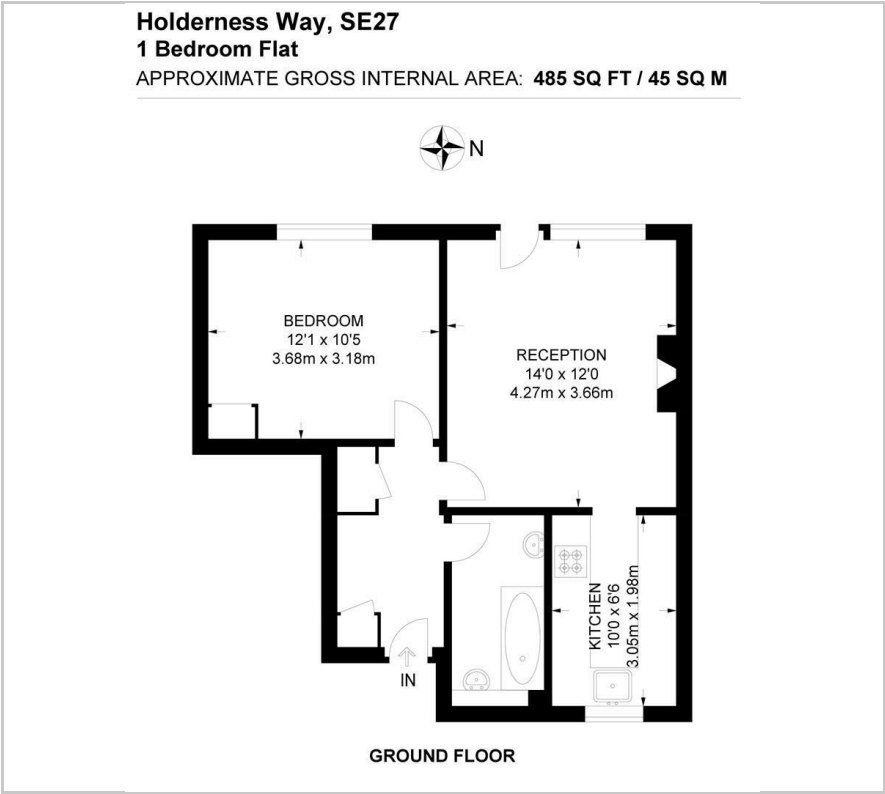
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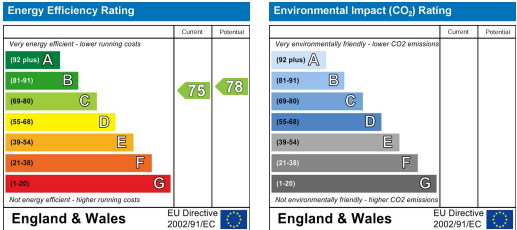
Floor Plan



Area Map



Energy Efficiency Graph



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