



# 76 Linton Grove

London, SE27 0UX

**Asking Price £365,000**

Nestled in the charming Linton Grove of West Norwood, SE27, this delightful flat offers a unique opportunity for those seeking a cozy yet stylish abode. Originally designed as a one-bedroom flat, it has been cleverly transformed into two usable bedrooms, perfect for those looking for a bit of extra space. The recent refurbishment has elevated this flat to an incredible standard, with LED lighting illuminating the space beautifully.

Conveniently located near Norwood Park, this flat offers a peaceful retreat from the hustle and bustle of city life. Additionally, being within walking distance from West Norwood station, commuting is a breeze, making this location ideal for professionals and city explorers alike.

In summary, this charming flat in Linton Grove is a hidden gem that seamlessly combines comfort, style, and convenience. Don't miss out on the opportunity to make this your new home sweet home!

Lambeth Council  
Council Tax Band B £1451.00pa  
Tenure: Leasehold  
Remaining Lease Term: 89 years  
Lease Commencement Date and term: 125 years from 12/12/1988)  
Service Charge: £62.26 first day of each month.  
Ground Rent: £10 no review period

## Viewing

Please contact our Galloways West Norwood Office on 020 8766 6111

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

- NEWLY REFURBISHED
- FANTASTIC CONDITON THROUGHOUT
- LED LIGHTING
- MODERN FITTED KITCHEN WITH BUILT IN WINE FRIDGE
- STYLISH BATHROOM SUITE
- DOUBLE GLAZING
- FANTASTIC LOCATION
- 0.4 MILES FROM WEST NORWOOD TRAIN STATION
- 0.3 MILES FROM NORWOOD PARK
- (DISTANCES ESTIMATED VIA GOOGLE MAPS)



1



1



1



D

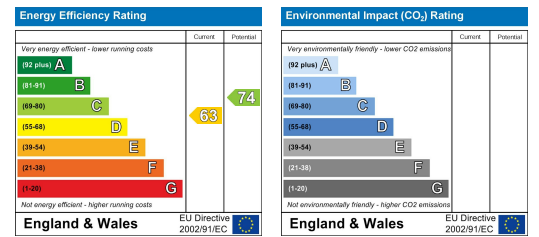
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.