



# 159 Auckland Hill

London, SE27 9PG

**Price Guide £425,000**

Galloways are excited to present to the market this charming first-floor two-bedroom Victorian maisonette which is located on Auckland Hill in West Norwood. Ideally positioned within close reach of a range of local amenities, you can enjoy the convenience of having shops, restaurants, cafes, and a fantastic choice of green spaces right on your doorstep.

The property itself is a spacious two-bedroom maisonette, with a modern fitted kitchen, a contemporary fitted bathroom, large reception room, and benefits from plenty of natural light throughout. Outside, you will have access to a tranquil rear garden with sole use, perfect for outdoor entertaining and relaxation. Transport links are also well-connected, with the nearest bus stop being just a few minutes away on foot, and West Norwood Train Station is a 6-minute walk away. Overall, this charming maisonette offers a perfect blend of period features and contemporary style, with the added bonus of a delightful rear garden and convenient location. Don't miss out on the chance to make this property your own.

Lambeth Council  
Council Tax Band C £1658.00pa  
Tenure: Leasehold  
Remaining Lease Term: 102 years. 125 years from 26/06/2001.  
Ground Rent £100  
Service Charges & Sinking Fund £487.84 quarterly

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

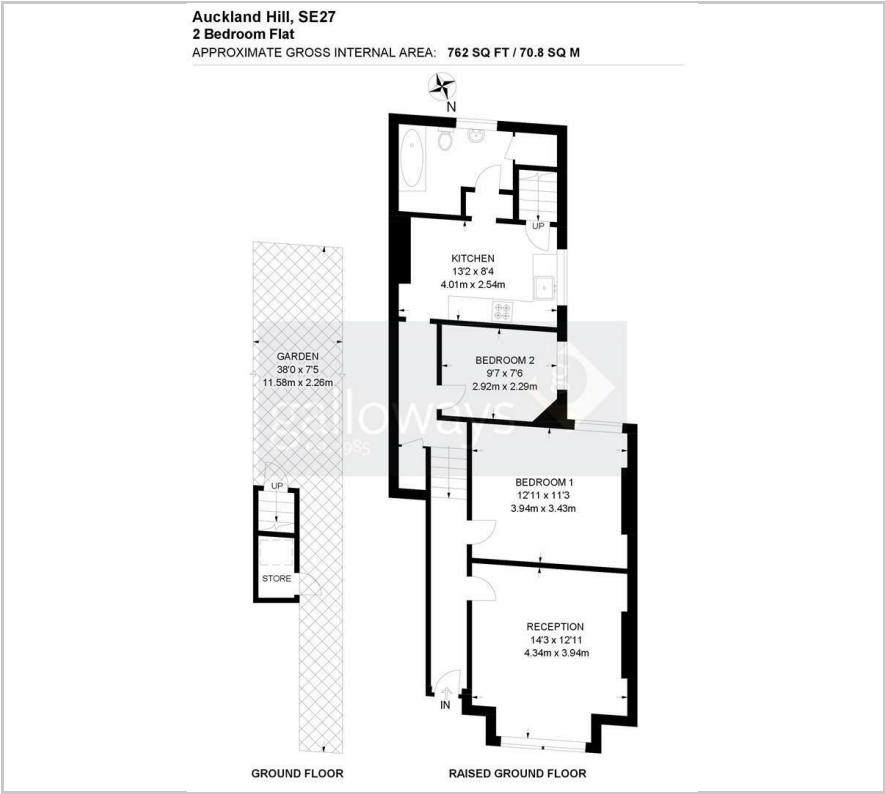
if you wish to arrange a viewing appointment for this property or require further information

- £425,000 - £450,000 PRICE GUIDE
- VICTORIAN MAISONETTE
- TWO BEDROOMS
- REAR GARDEN
- WELL PRESENTED THROUGHOUT
- CLOSE TO LOCAL AMENITIES SUCH AS PICTUREHOUSE CINEMA & LEISURE CENTRE
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- 6 MINUTE WALK TO WEST NORWOOD STATION
- (TIMES ESTIMATED VIA GOOGLE MAPS)





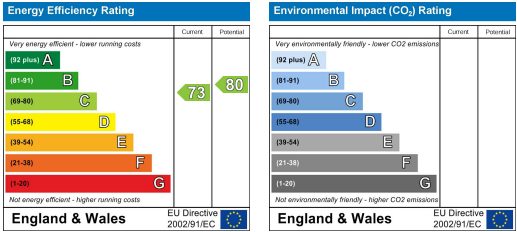
Floor Plan



Area Map



Energy Efficiency Graph



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