



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.

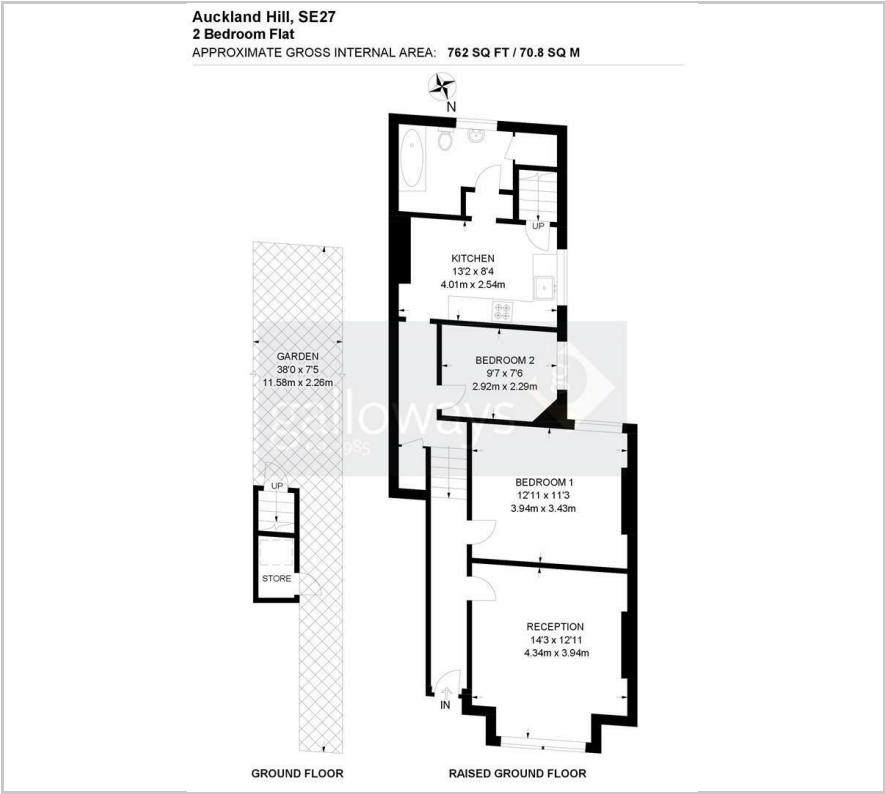
Viewing

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)

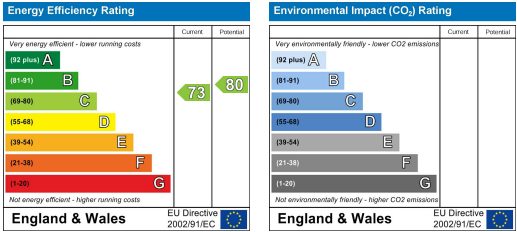
Floor Plan



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.