



# 36a Durban Road

London, SE27 9RP

Asking Price £450,000

Galloways are delighted to present to the market this charming Victorian maisonette located on Durban Road, West Norwood, SE27. This delightful property features two well-proportioned bedrooms, providing ample space for comfortable living. The separate reception room offers a welcoming area for relaxation and entertaining, while the stylish modern kitchen is perfect for culinary enthusiasts.

One of the standout features of this maisonette is the garden, which is for the sole use of the residents. This outdoor space provides a lovely retreat for enjoying the fresh air and sunshine, ideal for gardening or simply unwinding after a long day.

The property is ideally situated within easy reach of both West Norwood and West Dulwich, ensuring that local amenities are just a stone's throw away. Additionally, the maisonette is conveniently located approximately a 10-minute walk from West Norwood train station, making commuting to central London and beyond a breeze.

This Victorian maisonette combines period charm with modern living, making it an excellent choice for those seeking a comfortable and stylish home in a vibrant community. Whether you are a first-time buyer or looking to downsize, this property is sure to impress. Do not miss the opportunity to make this lovely maisonette your new home.

Lambeth Council  
Council Tax Band C £1,658.00pa

## Viewing

Please contact our Galloways West Norwood Office on 020 8766 6111

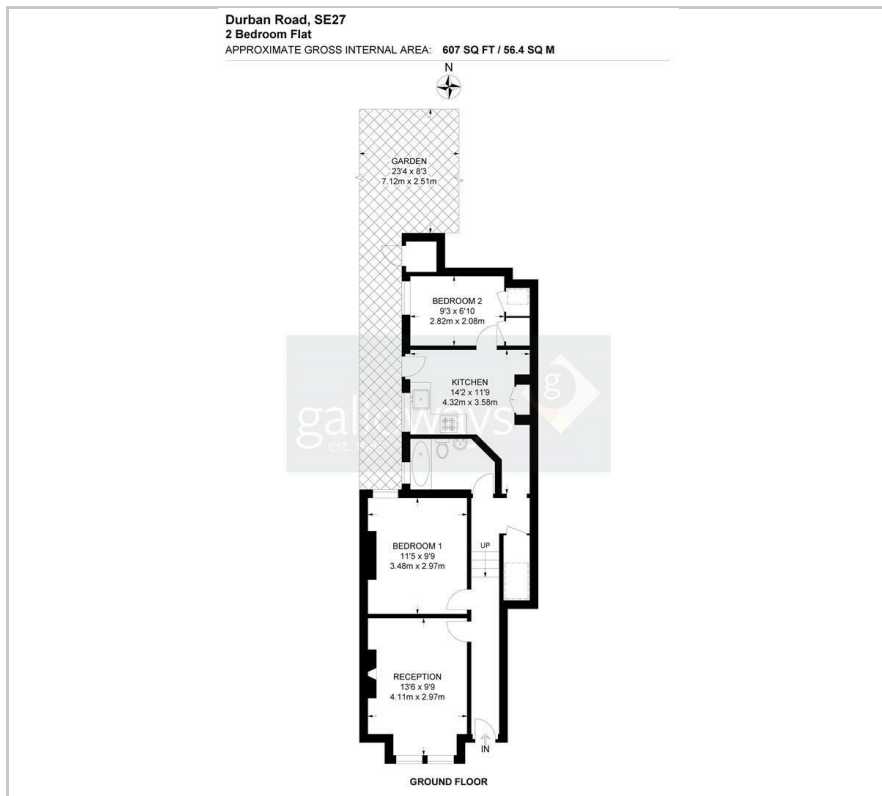
if you wish to arrange a viewing appointment for this property or

require further information

- VICTORIAN MASSIONETTE
- TWO BEDROOMS
- IMMACULATEDLY PRESENTED THROUGHOUT
- REAR GARDEN
- STYLISH MODERN KITCHEN
- BRIGHT AND AIRY
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- 10 MINUTE WALK FROM WEST NORWOOD STATION
- (TIMES ESTIMATED VIA GOOGLE MAPS)



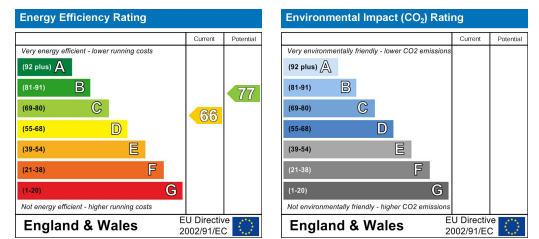
# Floor Plan



# Area Map



# Energy Efficiency Graph



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