



## 278B Beulah Hill

Upper Norwood, SE19 3HF

**Guide Price £425,000**

Galloways are pleased to offer this stunning two-bedroom first-floor conversion flat. The property has been kept to an impeccable standard throughout and is positioned within easy reach of West Norwood, Streatham, and Crystal Palace High Streets offering an array of restaurants, shops, bars markets, and leisure facilities. Beulah Hill has great bus links allowing easy travel and access to local overground stations giving easy access into Central London.

The property comprises: a bright and airy reception room allowing ample space for a dining area, a modern fitted kitchen, a master bedroom with built-in storage, a further single bedroom, and a family bathroom. The property also benefits from a generous-sized garden with sole use. Immediate viewing is recommended.

Croydon Council  
Council Tax Band C £2,104.00pa  
Tenure: Leasehold  
Remaining Lease Term: 94 years, 120 years from 25th October 1999.  
Ground Rent: £10.00pa  
Service Charges: £260.00pa

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

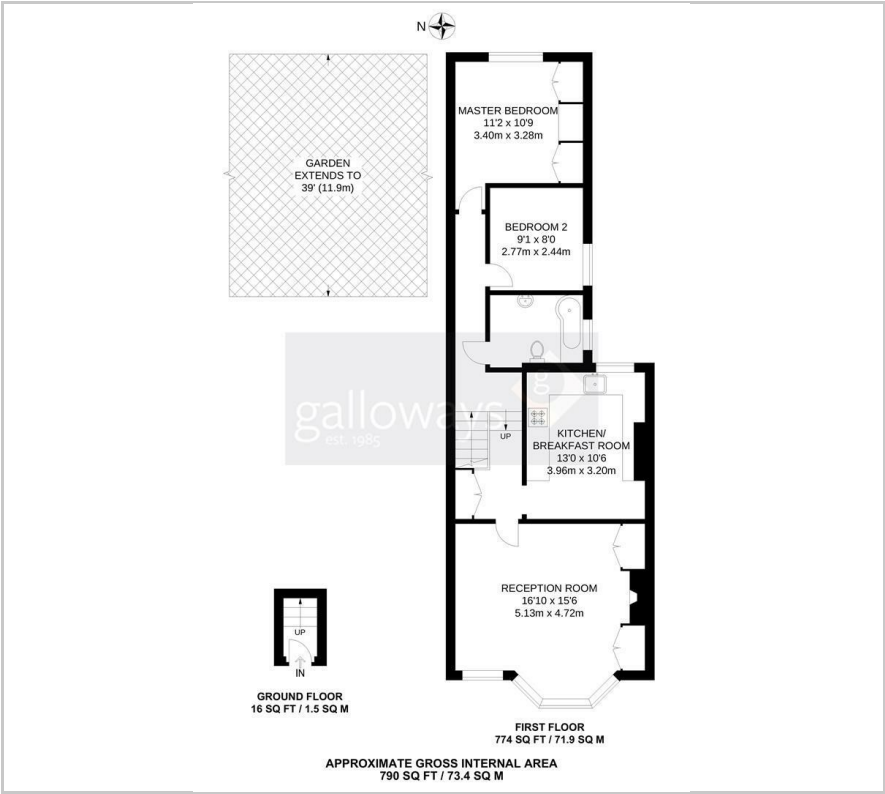
if you wish to arrange a viewing appointment for this property or  
for further information

- £425,000-£450,000 PRICE GUIDE
- IMMACULATELY PRESENTED THROUGHOUT
- BRIGHT AND AIRY
- GARDEN WITH SOLE USE
- MODERN FINNISH
- CENTRAL LOCATION
- DOUBLE GLAZED WINDOWS
- GAS CENTRAL HEATING
- 0.9 MILES FROM WEST NORWOOD STATION
- (DISTANCES ESTIMATED VIA GOOGLE MAPS)





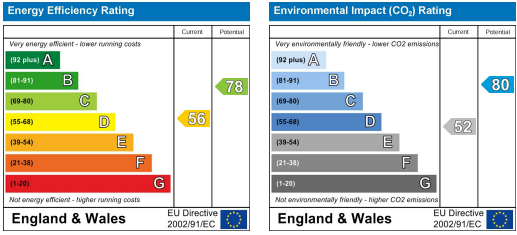
Floor Plan



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.