



Flat 2, 11 Auckland Hill

West Norwood, SE27 9PF

Offers In Excess Of £375,000

Galloways are delighted to present to the market this spacious one-bedroom garden flat, beautifully situated within an attractive Victorian building.

This inviting home enjoys its own private entrance and comprises a generous double bedroom with a bay window, a sleek contemporary bathroom, a large reception room with doors opening onto its own private South West facing rear garden, and a separate fitted kitchen. Plus, the property currently benefits from generous outdoor space, and comes with architecturally detailed drawings and plans for a potential two-bedroom conversion—subject to planning—which would make an excellent ready-made opportunity for the next owner.

Perfectly located for local convenience, the flat is within easy walking distance of local shops and amenities. West Norwood Station is just 0.4 miles away, providing direct train links to London Victoria and London Bridge. Tulse Hill Station is approximately 0.8 miles away, offering access to Thameslink services toward St Pancras, London Bridge, and beyond.

Lambeth Council
Council Tax Band B £1520.00pa
Tenure: Share of freehold
Lease Term: 999 years
Lease Commencement Date: 999 years from the 1 January 1985.

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

- SPACIOUS ONE-BEDROOM VICTORIAN CONVERSION
- LARGE RECEPTION WITH DIRECT ACCESS TO PRIVATE REAR GARDEN
- OWN FRONT DOOR
- DOUBLE BEDROOM WITH BAY WINDOW
- MODERN CONTEMPORARY BATHROOM
- SEPARATE FITTED KITCHEN
- PLANS INCLUDED FOR 2-BEDROOM CONVERSION (SUBJECT TO PLANNING)
- 0.4 MILES TO WEST NORWOOD STATION — DIRECT LINKS TO VICTORIA & LONDON BRIDGE
- 0.9 MILES TO TULSE HILL STATION — THAMESLINK SERVICES
- IDEALLY POSITIONED FOR LOCAL SHOPS, CAFÉS, AND GREEN SPACES



1



1

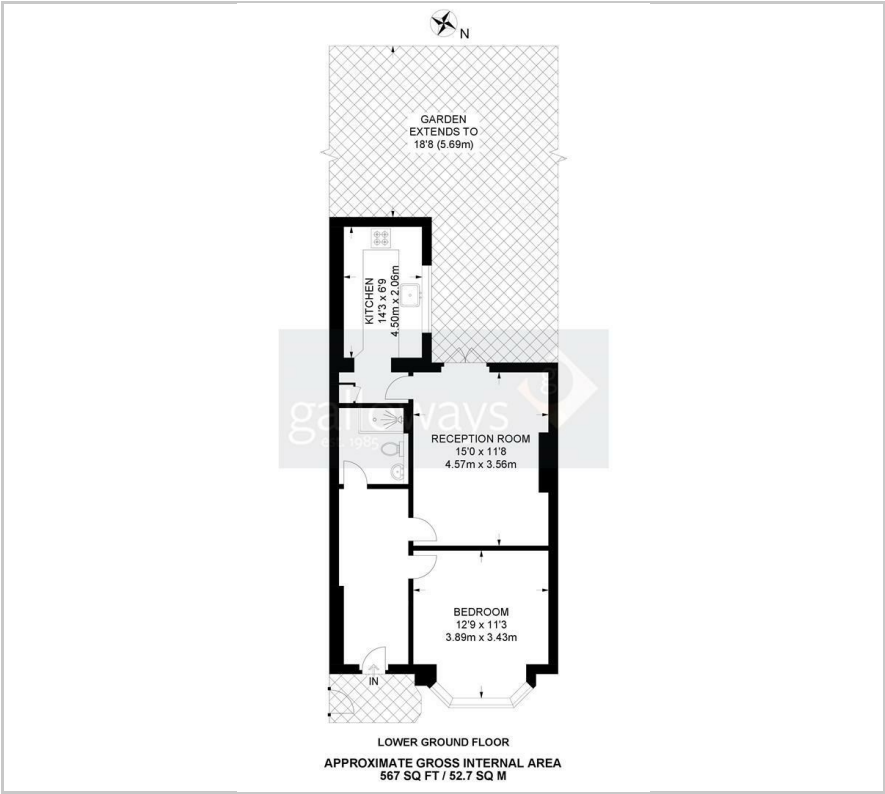


1



D

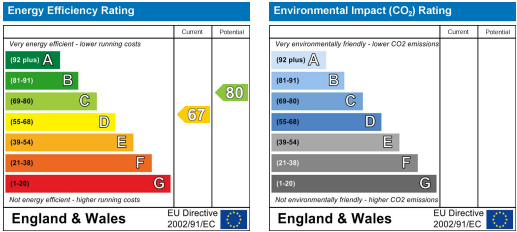
Floor Plan



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