



## 30a Harpenden Road

London, SE27 0AE

**Offers Over £375,000**

Galloways are delighted to present to the market this spacious two-bedroom ground-floor Victorian conversion with its own private rear garden, situated in the heart of West Norwood.

The property is in need of full refurbishment, providing a blank canvas and an excellent opportunity to add value and create a home to your own taste and specification.

Perfectly positioned, the property is within easy reach of a fantastic array of local amenities and transport links, including being within walking distance of the beautiful Brockwell Park.

#### Transport Links:

Tulse Hill Station (approx. 6 minutes' walk) offers services into London Bridge, Blackfriars, St Pancras International, and beyond.

West Norwood Station (approx. 11 minutes' walk) provides direct connections to London Victoria and London Bridge.

A number of bus routes also run into Brixton, giving swift access to the Victoria Line and central London.

This is a fantastic opportunity to acquire a property in a desirable, well-connected area that is rapidly growing in popularity. With excellent transport links, green spaces, and a thriving community, it represents both a wonderful home

- TWO-BEDROOM GROUND FLOOR VICTORIAN CONVERSION WITH PRIVATE REAR GARDEN
- BLANK CANVAS WITH SCOPE TO REFURBISH AND ADD VALUE
- DESIRABLE LOCATION IN THE HEART OF WEST NORWOOD
- WITHIN EASY REACH OF LOCAL SHOPS, CAFES, AND AMENITIES
- WITHIN WALKING DISTANCE TO THE BEAUTIFUL BROCKWELL PARK
- TULSE HILL STATION APPROX. 6 MINUTES' WALK (LONDON BRIDGE, BLACKFRIARS, ST PANCRAS)
- WEST NORWOOD STATION APPROX. 11 MINUTES' WALK (VICTORIA, LONDON BRIDGE)
- MULTIPLE BUS ROUTES INTO BRIXTON FOR THE VICTORIA LINE TUBE
- FANTASTIC OPPORTUNITY IN AN UP-AND-COMING AREA
- IDEAL FOR BOTH HOMEOWNERS AND INVESTORS

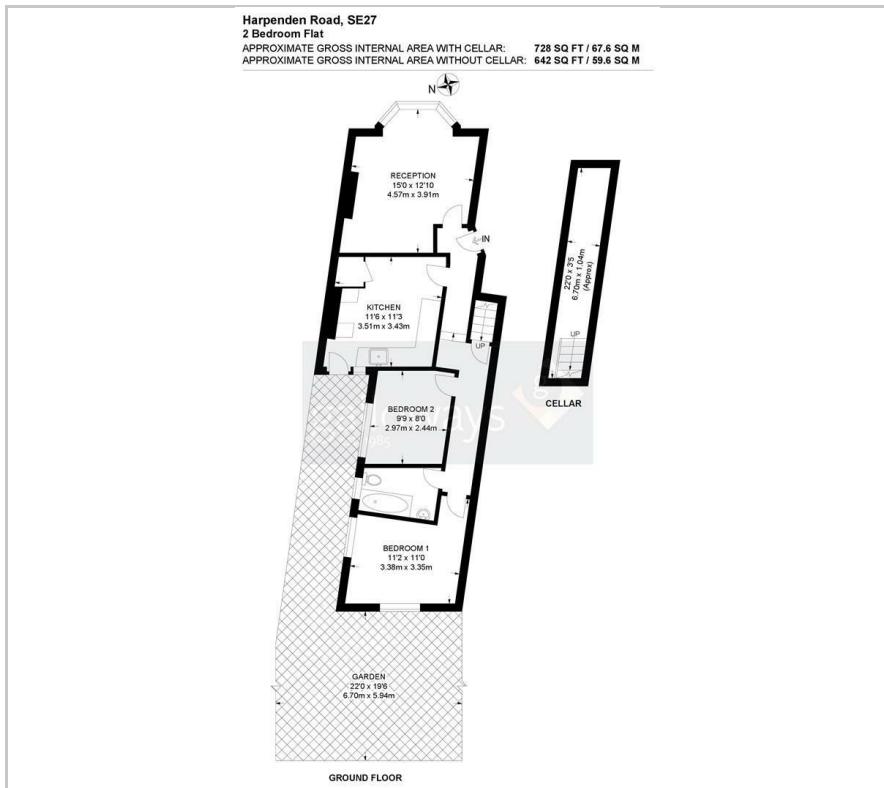
## Viewing

Please contact our Galloways West Norwood Office on 020 8766 6111

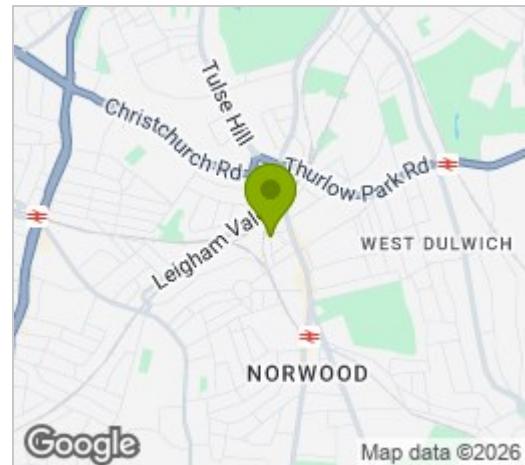
if you wish to arrange a viewing appointment for this property or



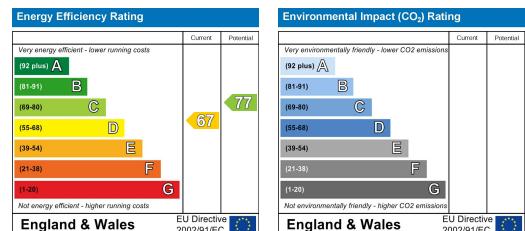
## Floor Plan



## Area Map



## Energy Efficiency Graph



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