



## Flat 3, 140 Knights Hill

London, SE27 0SR

**Price Guide £335,000**

Galloways are delighted to present this beautifully presented two-bedroom Victorian conversion, set on the top floor of an attractive period building.

Flooded with natural light, the property offers a bright and spacious open-plan reception room and kitchen with high ceilings, creating a wonderful sense of space and charm. There are two well-proportioned bedrooms and a stylish, modern bathroom, all finished to a high standard throughout.

Ideally located just 0.3 miles from West Norwood station, providing direct services to London Bridge and London Victoria, and only 0.8 miles from Tulse Hill station, with access to Blackfriars, Farringdon, and St Pancras International. The flat is also within close proximity to a fantastic array of local amenities, including independent shops, cafes, and supermarkets.

For outdoor enthusiasts, the property is conveniently situated near several popular green spaces, including Norwood Park, Brockwell Park, and Crystal Palace Park.

Viewings are highly recommended to fully appreciate all this property has to offer.

Lambeth Council  
Council Tax Band C £1737.00 pa

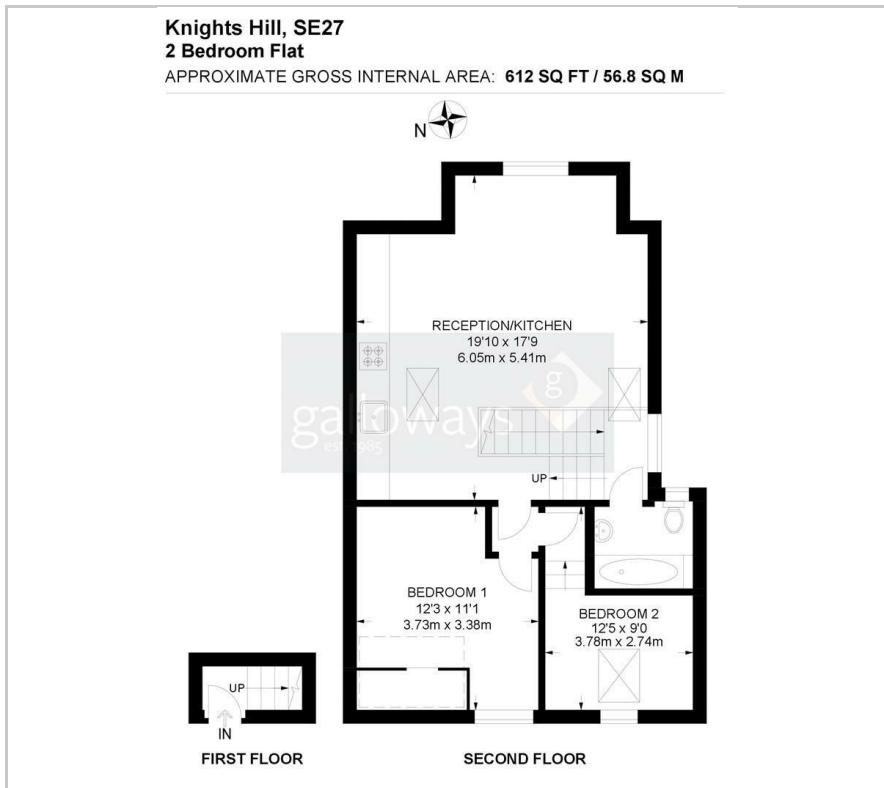
### Viewing

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

- £335,000 - £350,000 PRICE GUIDE
- TOP FLOOR VICTORIAN CONVERSION
- TWO BEDROOMS AND A STYLISH BATHROOM
- BRIGHT AND SPACIOUS OPEN-PLAN RECEPTION ROOM WITH HIGH CEILINGS
- IMMACULately PRESENTED THROUGHOUT
- FLOODED WITH NATURAL LIGHT
- 0.3 MILES TO WEST NORWOOD STATION (LONDON BRIDGE & VICTORIA)
- 0.8 MILES TO TULSE HILL STATION (BLACKFRIARS, FARRINGDON & ST PANCRAS)
- CLOSE TO NORWOOD PARK, BROCKWELL PARK & CRYSTAL PALACE PARK
- SHORT WALK TO LOCAL SHOPS, CAFES & AMENITIES



## Floor Plan

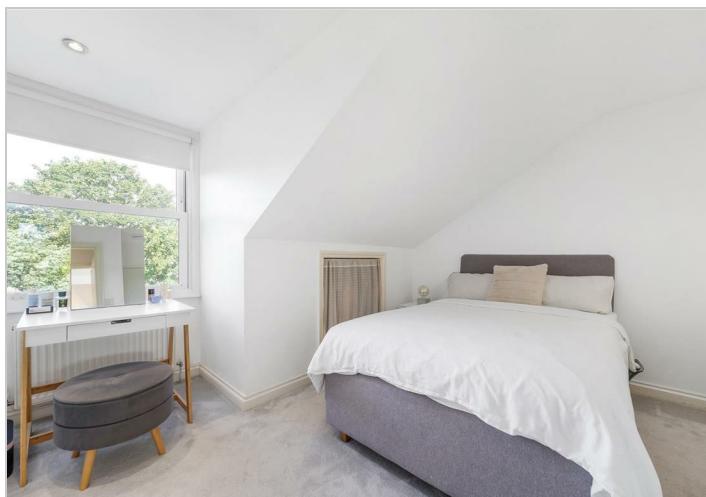


## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B	72	77
(68-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	



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