



Auckland Hill, SE27 | £425,000

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# In General

- Two bedrooms
- South facing private garden
- Good location
- Great transport links
- Light & bright

# In Detail

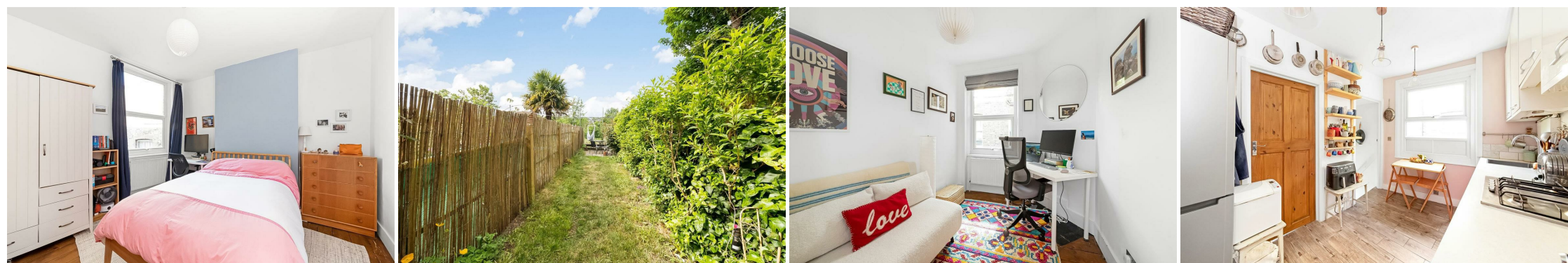
A beautifully presented two-bedroom apartment with direct access to a private garden, ideally situated on the popular Auckland Hill, SE27.

The property boasts a generously sized reception room, filled with natural light and enhanced by a charming feature fireplace, elegant shutters, and original wooden floorboards. The well-appointed kitchen offers ample storage and preparation space, with direct access to a south-facing private garden.

There are two well-proportioned bedrooms. The principal bedroom is spacious and bright, while the second bedroom provides excellent versatility, ideal as a home office, study, or guest room. The property is completed by a stylish modern bathroom, featuring an elegant freestanding bath and a separate shower cubicle.

Auckland Hill is ideally located for access to Norwood High Street and quick transport links into The City and West End. Regular services from West Norwood station into London Bridge and London Victoria as well as a host of bus connections through neighbouring Dulwich, Herne Hill, Brixton and Streatham.

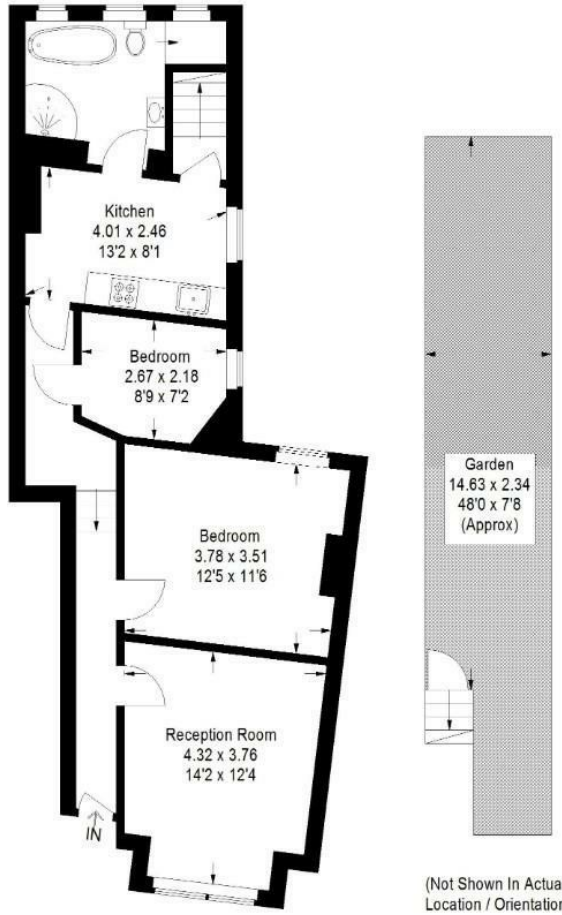
EPC: C | Council Tax Band: C | Lease: 100 years remaining | SC: £1744.62 (Including sinking fund contribution) | GR: 100pa | BI: TBC



# Floorplan

## Auckland Hill, SE27

Approximate Gross Internal Area  
65.6 sq m / 706 sq ft



### Ground Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D			
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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