

Auckland Hill, SE27 | £450,000

02087029888

westnorwood@pedderproperty.com

pedder
We live local








SOULAGES

In General

- Two double bedrooms
- Share of freehold
- Over 1000 sq ft
- Large terrace
- Two bathrooms
- Utility Room

In Detail

A beautifully presented and stylish two-bedroom, two-bathroom apartment situated on the highly sought-after Auckland Hill, SE27.

Occupying the top floor of an impressive modern building, this exceptional apartment offers over 1,090 sq ft of bright and contemporary living space. The accommodation comprises two generous double bedrooms, a fully fitted kitchen, a modern family bathroom, a separate utility room, and an en-suite shower room to the principal bedroom.

A standout feature of the property is the expansive private terrace, offering far-reaching views and an ideal space for entertaining or relaxing. The terrace is accessed via bi-fold doors from both the spacious, light-filled reception room and the second bedroom, creating a seamless connection between indoor and outdoor living.

Auckland Hill is perfectly positioned between West Norwood and West Dulwich, providing easy access to an excellent selection of local shops, cafés, bars, and amenities along the High Street, including the popular Picturehouse Cinema, library, and health centre.

The property also benefits from excellent transport connections. West Norwood Station provides regular services to London Bridge and Victoria, while nearby Tulse Hill Station offers additional Thameslink routes to Blackfriars, Farringdon, and St Pancras International.

Early viewing is highly recommended to fully appreciate all that this outstanding apartment has to offer.

EPC: C | Council Tax Band: C | Lease: 113 years remaining | SC: £1,172 p.a | GR: Nil | BI: Inc. in SC

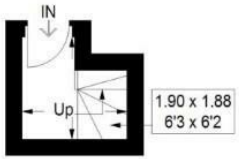





Floorplan

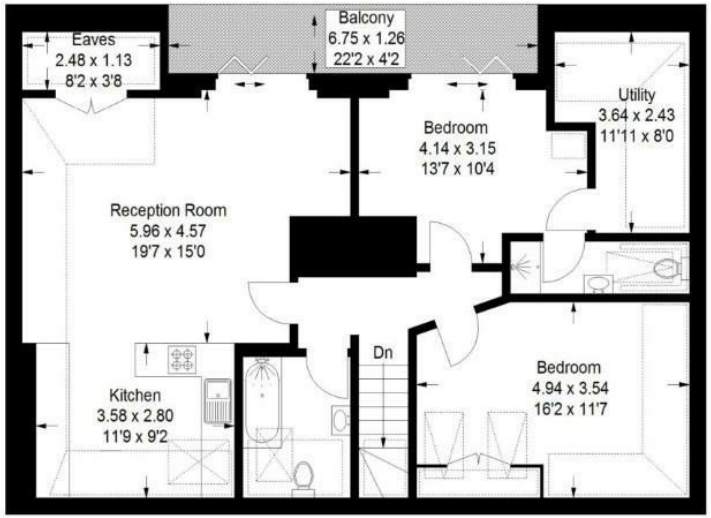
Auckland Hill, SE27

Approximate Gross Internal Area (Excluding Eaves)
92.3 sq m / 993 sq ft



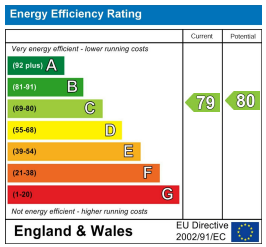
First Floor

= Reduced headroom below 1.5 m / 5'0



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1307081)



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.