



Auckland Hill, SE27 | £450,000

02087029999

newhomes@pedderproperty.com

pedder
NEW HOMES



In General

- Modern purpose-built apartment
- High-specification finish throughout
- Contemporary open-plan kitchen/reception room
- Stylish bathroom suite
- Excellent natural light
- Close to local amenities, cafés, and restaurants
- Ideal for first-time buyers, professionals, and investors
- Communal Garden
- 121 Years remaining on the lease
- 5 years Structural warranty

In Detail

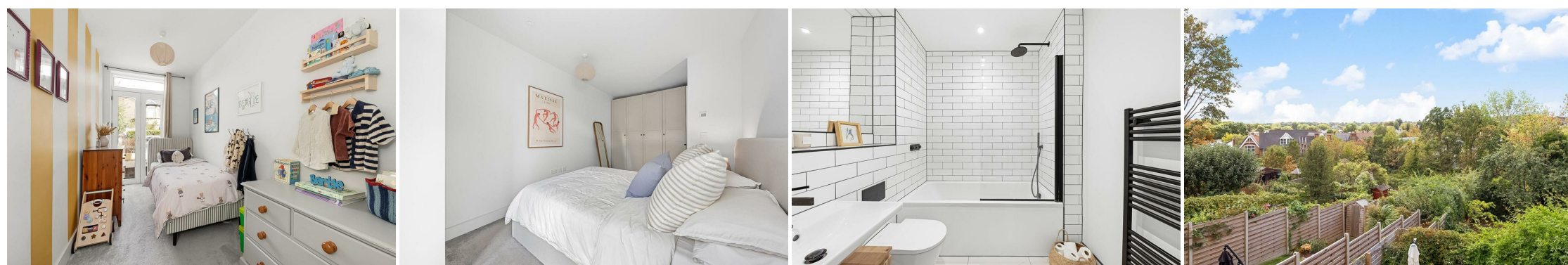
A beautifully presented two-bedroom apartment situated within a modern development on the highly sought-after Auckland Hill. Finished to an excellent standard throughout, this stylish home offers contemporary living with high-quality fixtures and fittings, making it ideal for first-time buyers, professionals, or investors.

The property boasts a bright and spacious open-plan living area, complemented by a fully fitted kitchen with integrated appliances, underfloor heating throughout and triple glazed windows keeping bills to a minimum.

Auckland Hill enjoys easy access to the amenities of West Norwood and Crystal Palace, offering a great selection of independent cafés, restaurants and leisure facilities. The area is renowned for its green open spaces, including Crystal Palace Park.

West Norwood and Gipsy Hill station offer frequent rail services into London Bridge, Victoria, and the City, while numerous local bus routes provide convenient connections across South London.

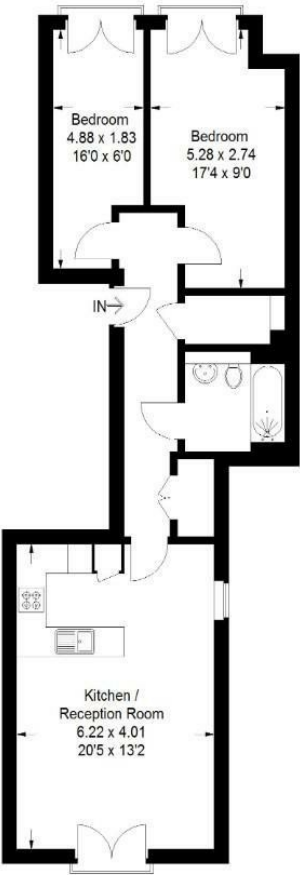
EPC: B | Council tax band: C | Lease: 121 years remaining | GR: £0 | SC: £2,473.90 | BI: incl. in SC



Floorplan

Auckland Hill, SE27

Approximate Gross Internal Area
62.2 sq m / 670 sq ft



Raised Ground Floor

Copyright www.pedderproperty.com © 2026
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		
Very energy efficient - lower running costs	Current	Potential
102 plus) A		
81-101 B	85	85
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	

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.