



Auckland Hill, SE27 | £525,000

02087029888
westnorwood@pedderproperty.com





In General

- Two double bedrooms
- Period property
- Private garden
- Split level
- Chain free
- Approx 1,137 sq ft

In Detail

A characterful split-level maisonette set within an attractive period conversion on Auckland Hill, SE27.

Offering approximately 1,137 sq ft of internal space, this substantial home comprises two exceptionally generous reception rooms, both enhanced by striking feature fireplaces, high ceilings, and beautiful bay windows positioned to either side of the property. Floor-to-ceiling doors allow the spaces to be separated if desired, creating excellent flexibility for both entertaining and everyday living.

The rear reception room opens directly onto a private south-westerly facing garden measuring approximately 69 ft 2 in, providing an ideal outdoor retreat. To the front of the property, the reception room leads into the kitchen, which offers potential to reconfigure and open the space further, subject to the necessary permissions. The ground floor is completed by a useful WC and ample built-in storage cupboards.

Upstairs, the impressive principal bedroom benefits from an original balcony overlooking the garden and is flooded with natural light through original sash windows, further complemented by an elegant statement ceiling rose. The second double bedroom is also generously proportioned and features beautiful cornicing and an original fireplace. Completing the property is the main bathroom, fitted with a walk-in shower.

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.

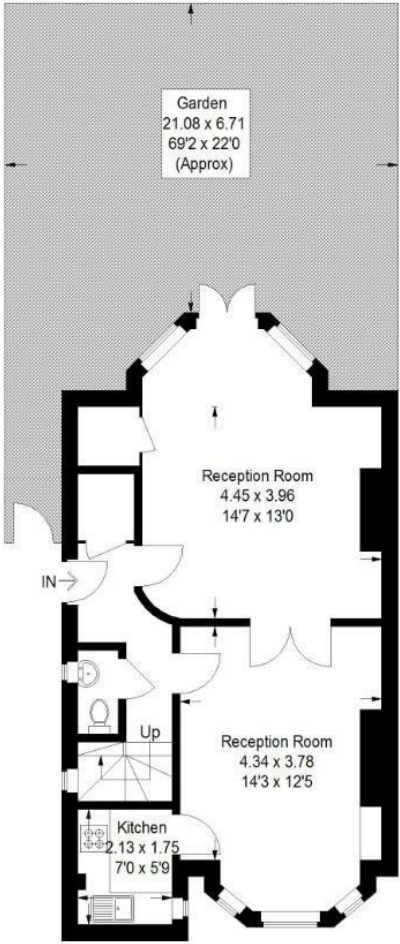
EPC: | Council Tax Band: | Lease: 90 years remaining | SC: £1200pa | GR: £50pa | BI: TBC



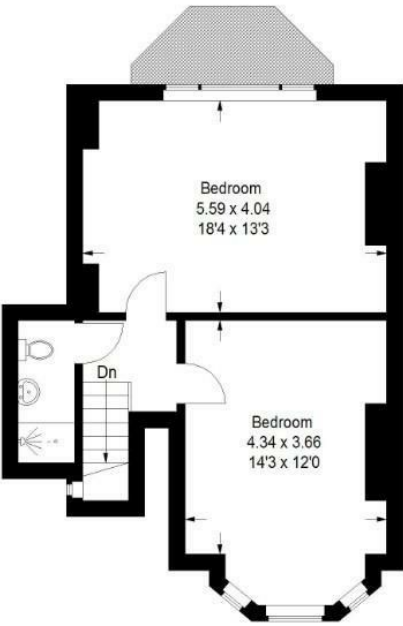
Floorplan

Auckland Hill, SE27

Approximate Gross Internal Area
105.6 sq m / 1137 sq ft

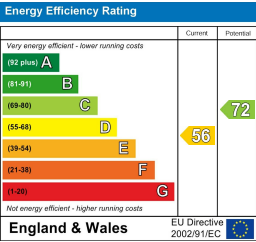


Ground Floor



First Floor

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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.



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