

Auckland Hill, SE27 | £550,000

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In General

- Two double bedrooms
- Split level
- Roof terrace
- Great condition
- Lease to be extended upon completion
- Good location
- Light & bright

In Detail

A beautifully presented split-level maisonette with a private roof terrace, ideally situated on the popular Auckland Hill, SE27.

Boasting approximately 930 sq ft of well-proportioned internal accommodation, this charming home combines period character with modern touches. The generous reception room is flooded with natural light from characterful sash windows and features an attractive fireplace, creating a warm and inviting living space.

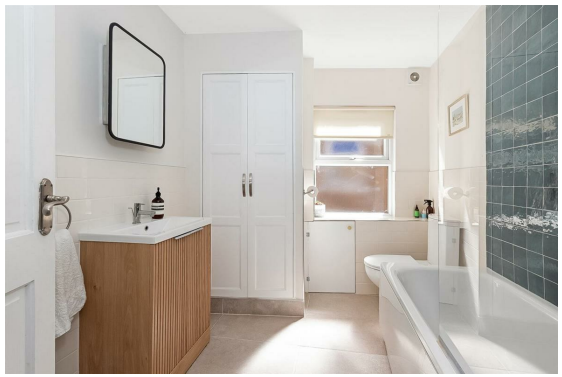
To the rear, the modern kitchen offers ample storage and preparation space, with room for dining. Double doors open directly onto the private, westerly facing roof terrace, providing an excellent space for outdoor dining and entertaining. The terrace also benefits from useful external storage.

A recently modernised family bathroom completes the main living accommodation, finished with elegant tiling and integrated storage.

The impressive primary bedroom is located within the converted loft space and benefits from excellent proportions, ample storage, beautiful exposed brickwork and far-reaching views. The second bedroom is also generously sized and features a charming period fireplace.

Auckland Hill is ideally located for access to Norwood High Street and excellent transport links into the City and West End, with regular services from West Norwood station to London Bridge and London Victoria, as well as numerous bus connections through neighbouring Dulwich, Herne Hill, Brixton and Streatham.

EPC: C | Council Tax Band: C | Lease remaining: 85 years remaining to be extended on completion | SC: £1,776 (including sinking fund, collected on quarterly instalments) | GR: £200 | BI: included in SC

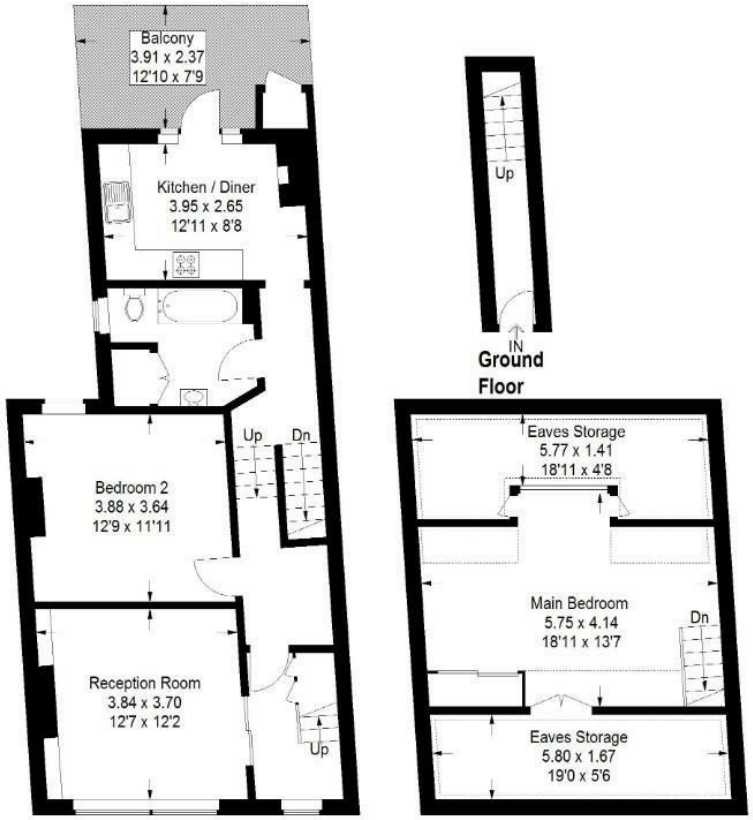


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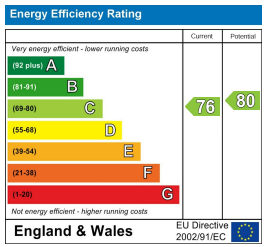
Floorplan

Auckland Hill, SE27

Approximate Gross Internal Area
(Excluding Eaves Storage)
89.2 sq m / 960 sq ft



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Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions,
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