



## 60A Norwood Park Road

London, SE27 9UA

**Price Guide £450,000**

Galloways are delighted to present to the market this stunning three-bedroom top-floor maisonette on Norwood Park Road. The property benefits from a spacious open-plan kitchen/reception room flooded with natural light, three bedrooms, a contemporary bathroom, and access to a beautiful rear garden and off-street parking. A unique feature of this property is that it backs directly onto Norwood Park, offering access to this expansive leafy green space.

The property is being sold chain-free and is conveniently located within easy reach of a fantastic array of local amenities. It is just 0.7 miles from West Norwood train station, which provides direct services to London Victoria (approx. 22 minutes), London Bridge (approx. 28 minutes), and London Blackfriars (approx. 30 minutes).

In addition, the property is well-served by numerous bus routes from the Knights Hill bus garage, providing connections into Central London and Brixton, where you can access the Victoria Line tube.

Lambeth Council  
Council Tax Band C £1737.00pa  
Tenure: Share of freehold  
Lease Term: 106 years  
Lease Commencement Date: 125 years from 25 March 2007  
Service Charge: Shared ad hoc  
Ground Rent: £0

### Viewing

Please contact our Galloways West Norwood Office on 020 8766 6111

if you wish to arrange a viewing appointment for this property or require further information

- PRICE GUIDE £450,000 - £475,000
- STUNNING THREE-BEDROOM TOP FLOOR MAISONETTE
- SPACIOUS OPEN-PLAN KITCHEN/RECEPTION ROOM
- FLOODED WITH NATURAL LIGHT THROUGHOUT
- ACCESS TO BEAUTIFUL REAR GARDEN
- CHAIN-FREE
- OFF STREET PARKING
- BACKS ON TO NORWOOD PARK
- 0.7 MILES FROM WEST NORWOOD TRAIN STATION (DIRECT TO LONDON VICTORIA, BRIDGE & BLACKFRIARS)
- (DISTANCES ESTIMATED VIA GOOGLE MAPS)



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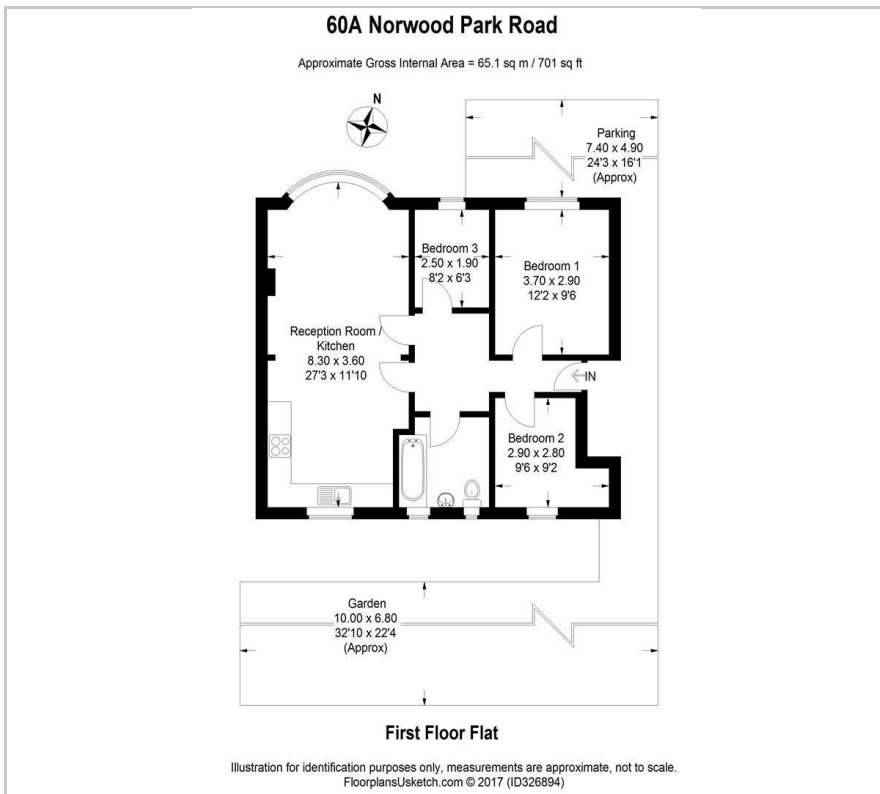


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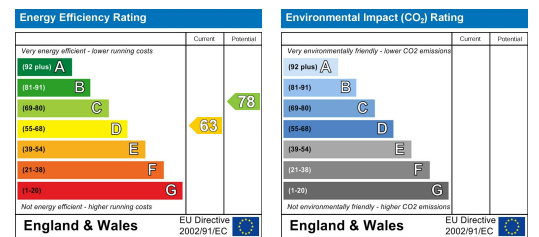
## Floor Plan



## Area Map



## Energy Efficiency Graph



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