



## 278B Beulah Hill

Upper Norwood, SE19 3HF

### Guide Price £425,000

Galloways are delighted to present this stunning two-bedroom, first-floor conversion flat, beautifully maintained to an exceptional standard throughout. Ideally located within easy reach of West Norwood, Streatham, and Crystal Palace High Streets, the property benefits from a vibrant selection of restaurants, shops, bars, markets, and leisure facilities. Excellent bus links from Beulah Hill and nearby overground stations provide effortless access into Central London.

The flat features a bright and airy reception room with ample space for dining, a modern fitted kitchen, a master bedroom with built-in storage, a further single bedroom, and a stylish family bathroom. Externally, the property boasts a generous, private garden.

With its combination of style, space, and location, this property represents a fantastic opportunity and early viewing is highly recommended.

Croydon Council  
Council Tax Band C £2,104.00pa  
Tenure: Leasehold  
Remaining Lease Term: 94 years, 120 years from 25th October 1999.  
Ground Rent: £10.00pa  
Service Charges: TBC

The vendor has provided the above information in good faith. Galloways have not yet had this information verified. Any buyer should seek their own independent legal advice before proceeding.

### Viewing

Please contact our Galloways West Norwood Office on 020 8766 6111

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

for further information

- £425,000-£450,000 PRICE GUIDE
- IMMACULATLY PRESENTED THROUGHOUT
- BRIGHT AND AIRY
- GARDEN WITH SOLE USE
- MODERN FINNISH
- CENTRAL LOCATION
- DOUBLE GLAZED WINDOWS
- GAS CENTRAL HEATING
- 0.9 MILES FROM WEST NORWOOD STATION
- (DISTANCES ESTIMATED VIA GOOGLE MAPS)



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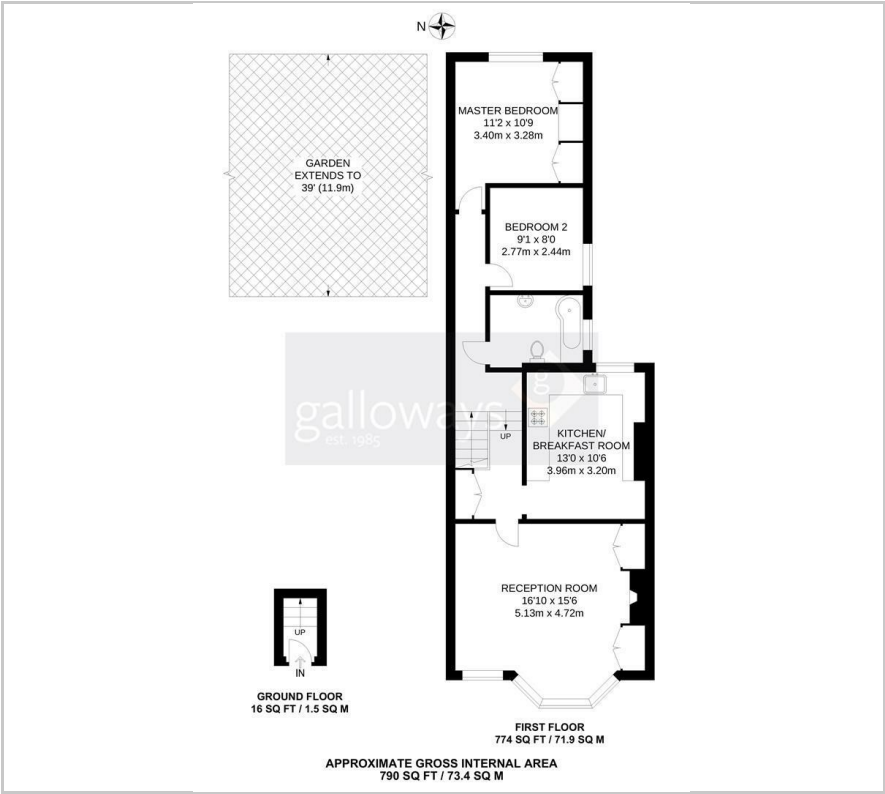
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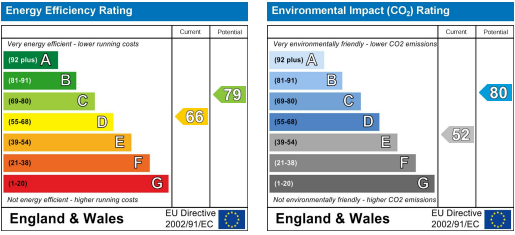
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.