Auckland Hill, SE27 | Guide Price £425,000

02087029888

westnorwood@pedderproperty.com

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In General

- Two bedrooms
- Victorian period conversion
- Bright reception room
- Stylish fitted kitchen
- Modern bathroom suite
- 46-ft private rear garden
- Close to excellent transport links
- Abundance of light

In Detail

** Guide Price £425,000 - £450,000 ** This beautifully presented two-bedroom period conversion offers over 720 sq ft of stylish and well-designed living space, along with direct access to a generous 46-ft private rear garden. Located on a sought-after residential street, the property is set on the lower ground floor of an attractive Victorian building and benefits from its own private entrance.

Upon entering, you are welcomed into a light-filled reception room, tastefully finished with contemporary shutters that complement the room's elegant proportions and period charm. The space feels bright and inviting. A modern, well-appointed kitchen offers ample storage and a clean, stylish aesthetic. The bathroom with sleek fittings and finishes.

A spacious principal double bedroom provides a calm and comfortable retreat, while a versatile second bedroom works perfectly as a guest room, nursery, or dedicated home office. Outside, the beautifully maintained private garden stretches an impressive 46 feet.

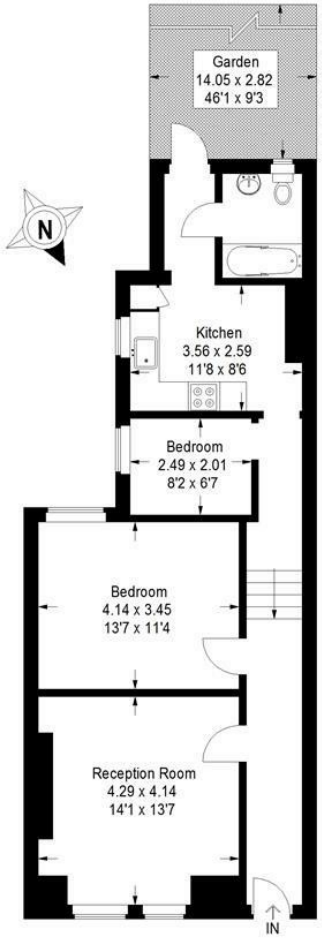
Ideally located on Auckland Hill, the property is just a short walk from Norwood High Street and its wide range of shops, cafés, and local amenities. West Norwood station is nearby, providing regular services into London Bridge and London Victoria, making this an excellent choice for commuters. The area is also well-served by bus routes connecting to Dulwich, Herne Hill, Brixton, and Streatham.

EPC: C | Council Tax Band: C | Lease: 148 years remaining | SC: £344 Per Quarter / £1,376pa | GR: £100 | BI: Covered through SC

Floorplan

Auckland Hill, SE27

Approximate Gross Internal Area
67.3 sq m / 724 sq ft



Basement

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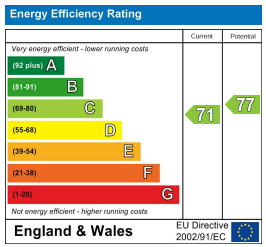
These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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