



Auckland Hill, SE27
£435,000

0208 702 9888
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In general

- Two double bedrooms, one ensuite
- Spacious lounge
- Stylish fully fitted kitchen
- Modern bathroom
- Large terrace with fabulous views
- Utility and storage room
- Bright and airy with underfloor heating throughout
- Fantastic transport links
- Early viewing recommended
- Share of Freehold

In detail

Beautiful, stylish two-bedroom, two bathroom flat on the desirable Auckland Hill, a tree-lined residential road in West Norwood, SE27.

Set on the top floor of this imposing building built in 2012. Boasting over 1090 Sq. Ft, the property comprises of the following: Two double bedrooms, fully fitted kitchen, modern bathroom, utility room and a separate en-suite with shower cubicle. There is a large private terrace with fantastic views that can be accessed through Bi-fold doors from both the light-filled lounge and the second bedroom.

Auckland Hill is ideally located between West Norwood and West Dulwich, close proximity to the shops, bars and amenities of the High Street including the Picture House Cinema, library and Health Centre.

There are excellent transport links from West Norwood rail station, which offer easy access into London Bridge and London Victoria. There is also Tulse Hill station which offers additional City Thameslink services into London Blackfriars, Farringdon and London St Pancras.

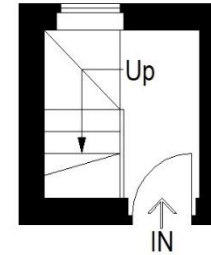
Early viewing recommended.

EPC: C | Council Tax Band: C | Lease: 116 years remaining | SC: £1,000 p.a. | GR: Nil | Buildings Insurance: Included in service charge



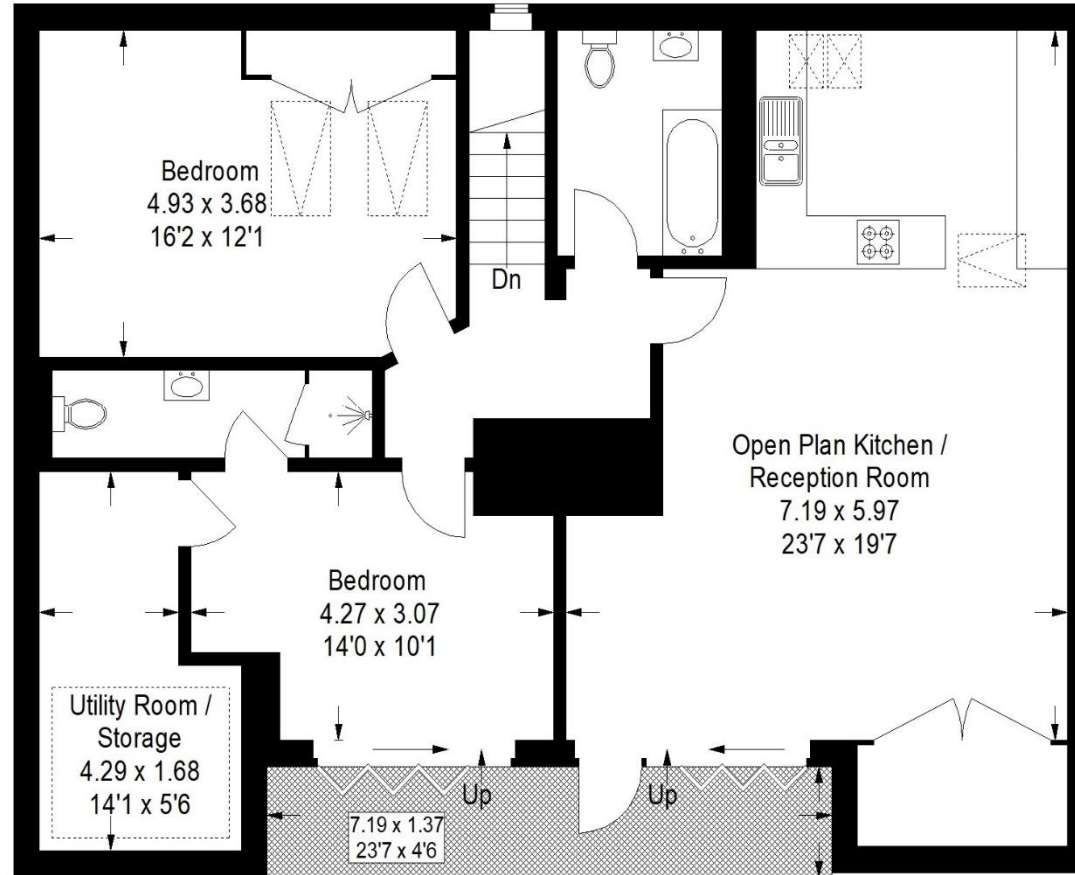
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Approximate Gross Internal Area
 Second Floor = 3.7 sq m / 39 sq ft
 Third Floor = 105.3 sq m / 1133 sq ft
 Total = 109.0 sq m / 1172 sq ft



Second Floor

= Reduced headroom below 1.5 m / 5'0"



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Third Floor

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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.