

# Auckland Hill, London, SE27

3 2 1

## OFFERS IN EXCESS OF £850,000 *Freehold*

A beautifully presented three double bedroom mid-terraced Edwardian family home, offering spacious and well-proportioned accommodation throughout.

The property comprises three generous double bedrooms, a family bathroom, a downstairs W.C., two elegant reception rooms, and a spacious eat-in kitchen, making it ideal for modern family living.

### KEY FEATURES

- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN BREAKFAST ROOM
- FRONT AND REAR GARDEN
- GARDEN ROOM





**West Norwood**

02086700035 | westnorwood@winkworth.co.uk

Winkworth

for every step...




Perfectly located, the property is less than a five-minute walk from West Norwood station, providing frequent services to London Bridge and Victoria. It is also conveniently situated close to a wide range of local shops, cafés, restaurants, and other amenities.

Council Tax Band D

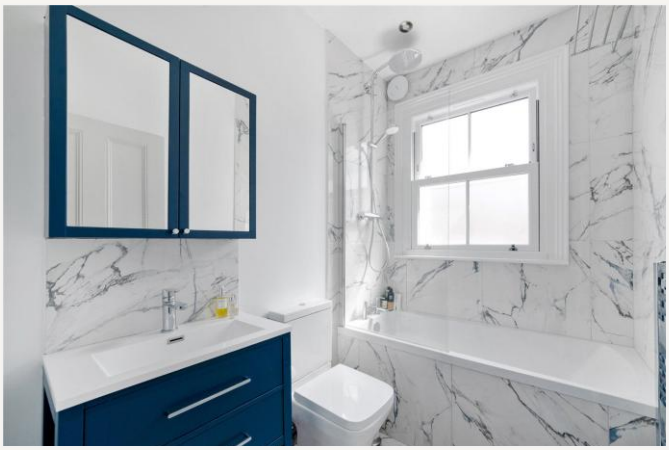














## MATERIAL INFO

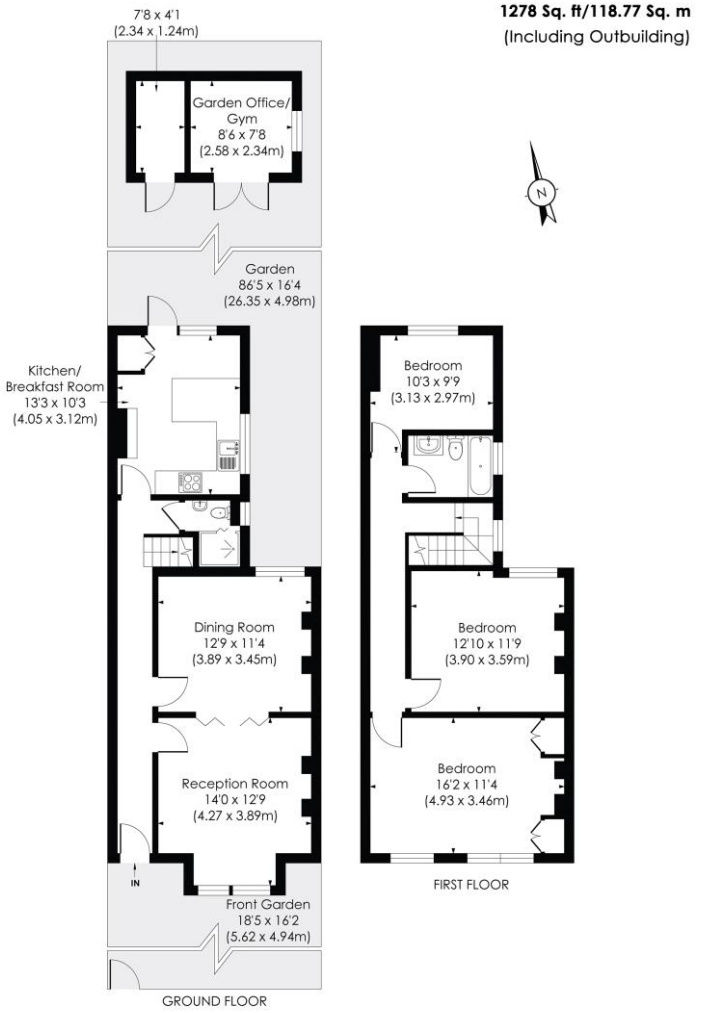
**Tenure:** Freehold
**Council Tax Band:** D
**EPC rating:** D

## AUCKLAND HILL, SE27

Approx. Gross Internal Floor Area

**1278 Sq. ft/118.77 Sq. m**

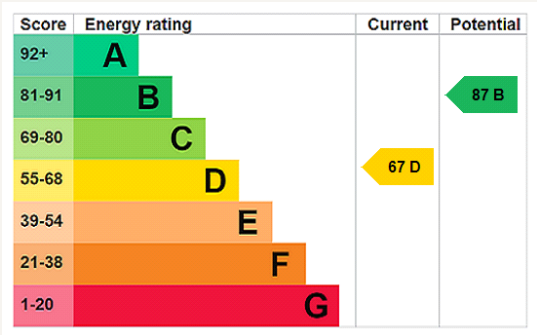
(Including Outbuilding)




© Pixangle Property Marketing Ltd. info@pixangle.com Tel: 0208 870 2118

pixangle PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.




Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

**West Norwood**

02086700035 | westnorwood@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.