



# Easton House York Hill

London, SE27 0AU

**Price Guide £350,000**

Galloways are delighted to present to the market this two double bedroom flat situated in a purpose-built block on York Hill.

The property is in great condition and has been well presented throughout, featuring two double bedrooms, a spacious living room with separate kitchen, and a large bathroom with both a separate bath and shower. There is plenty of storage space throughout, and the property further benefits from direct access onto a private balcony.

Additional benefits include access to well-maintained communal grounds, which feature a children's play park.

The property is situated in a fantastic location within easy reach of an abundance of local amenities and is in close proximity to both Tulse Hill and West Norwood train stations.

Tulse Hill Station is approximately 0.4 miles away, providing direct services to London Bridge (approx. 20 minutes), Blackfriars (approx. 25 minutes) and St Pancras International (approx. 35 minutes) via Thameslink services.

West Norwood Station is approximately 0.3 miles away, offering direct links to London Victoria (approx. 22-25 minutes) and London Bridge (approx. 35 minutes).

The property is also well served by multiple bus routes, providing easy access to Brixton, where you can connect to the

## 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

- £350,000 - £360,000 PRICE GUIDE
- TWO DOUBLE BEDROOM PURPOSE-BUILT FLAT
- SPACIOUS LIVING ROOM WITH SEPARATE KITCHEN
- RESIDENT PARKING AVAILABLE DIRECTLY OUTSIDE THE PROPERTY FOR CONVENIENT ACCESS
- PRIVATE BALCONY WITH DIRECT ACCESS
- WELL PRESENTED THROUGHOUT
- ACCESS TO COMMUNAL GROUNDS WITH CHILDREN'S PLAY PARK
- 0.3 MILES TO WEST NORWOOD STATION (DIRECT TO LONDON VICTORIA)
- 0.4 MILES TO TULSE HILL STATION (THAMESLINK SERVICES)
- (DISTANCES ESTIMATED VIA GOOGLE MAPS)



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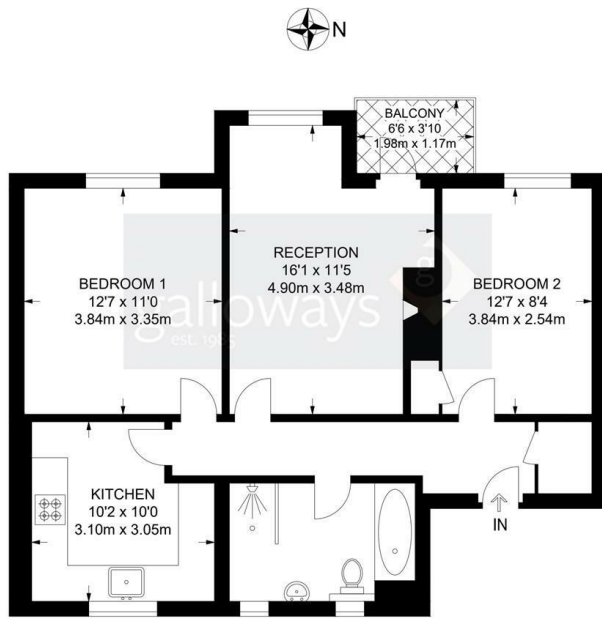
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## Floor Plan

**York Hill, SE27**  
**2 Bedroom Flat**  
 APPROXIMATE GROSS INTERNAL AREA: **689 SQ FT / 64 SQ M**

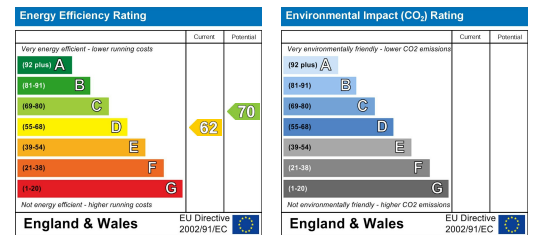


**GROUND FLOOR**

## Area Map



## Energy Efficiency Graph



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