

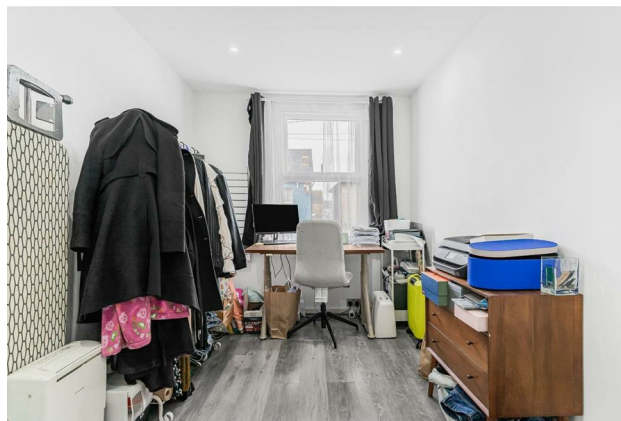
# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

**First Floor Flat, 76 Cobden Road, South Norwood, SE25 5NX**

**Guide Price £350,000**

**Property Images**



## Property Images

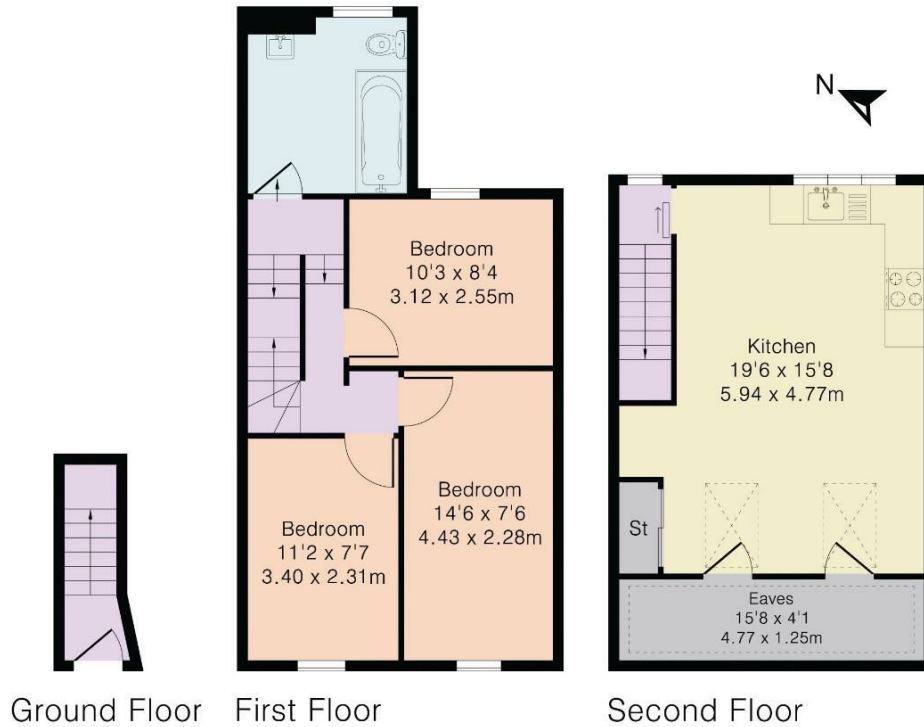


## Approximate Gross Internal Area 755 sq ft - 71 sq m

Ground Floor Area 28 sq ft – 3 sq m

First Floor Area 428 sq ft – 40 sq m

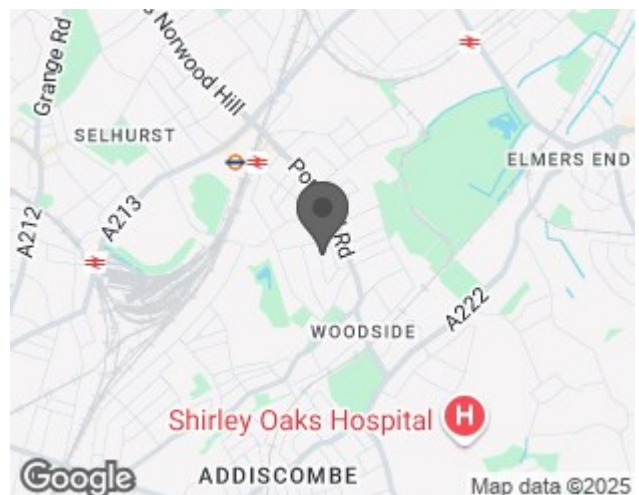
Second Floor Area 299 sq ft – 28 sq m



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		73
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Map



## Details

Type: Apartment - Conversion Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Leasehold



## Summary

Guide Price £350,000 - £375,000 CHAIN-FREE

New to the market on this quiet residential road is this three-bedroom Duplex Apartment situated in the heart of South Norwood. Spanning approximately 755 sqft this property offers three double bedrooms, a family bathroom and an open-plan kitchen/dining/reception room within this period conversion. The property will offer a brand new 125 year lease upon completion.

Cobden Road is a quiet residential road and is perfectly positioned close to Norwood Junction station in Zone 4, making it the perfect hub for any commuter requiring access into The City.

## Features

• GUIDE PRICE £350,000 TO £375,000 • CHAIN FREE • DUPLEX APARTMENT • BRAND NEW 125 YEAR LEASE • THREE DOUBLE BEDROOMS • OPEN PLAN KITCHEN/LIVING ROOM • In Proximity of Shops, Restaurants and Amenities • In Proximity of Transport • In Proximity of Schools • In Proximity of Parks and Green Spaces

EPC D

COUNCIL TAX BAND C

LEASEHOLD – BRAND NEW 125 YEAR LEASE ON COMPLETION

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Norwood Junction Station offers direct services into London Victoria (Victoria and District & Circle Line), London Bridge (for Northern & Jubilee Line) and London Blackfriars (for Thameslink services and District & Circle Line). The London Overground service also provides direct links to Shoreditch High Street.

South Norwood Country Park is at the end of the road, and South Norwood Lakes is a short stroll away, with both located moments away and provide an expansive, scenic and peaceful place to exercise, wander and relax.

A diverse selection of popular local amenities on both the High Street and Portland Road are nearby. The Crystal Palace Triangle is only a short bus journey away, offering a wide range of well-regarded independent shops, gastro pubs, restaurants, and an Everyman Cinema.

Verified Material Information

Council tax band: C

Tenure: Leasehold

Property type: Flat



10A Dartmouth Road, Forest Hill, SE23 3XU  
Tel: 020 3002 4089 Email: [foresthill@hunters.com](mailto:foresthill@hunters.com) <https://www.hunters.com>



Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Room heaters only

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Good, Vodafone - Great, Three - Good, EE - Good

Parking: Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: D