

HUNTERS[®]

HERE TO GET *you* THERE

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

Guide Price £325,000

Property Images



Property Images

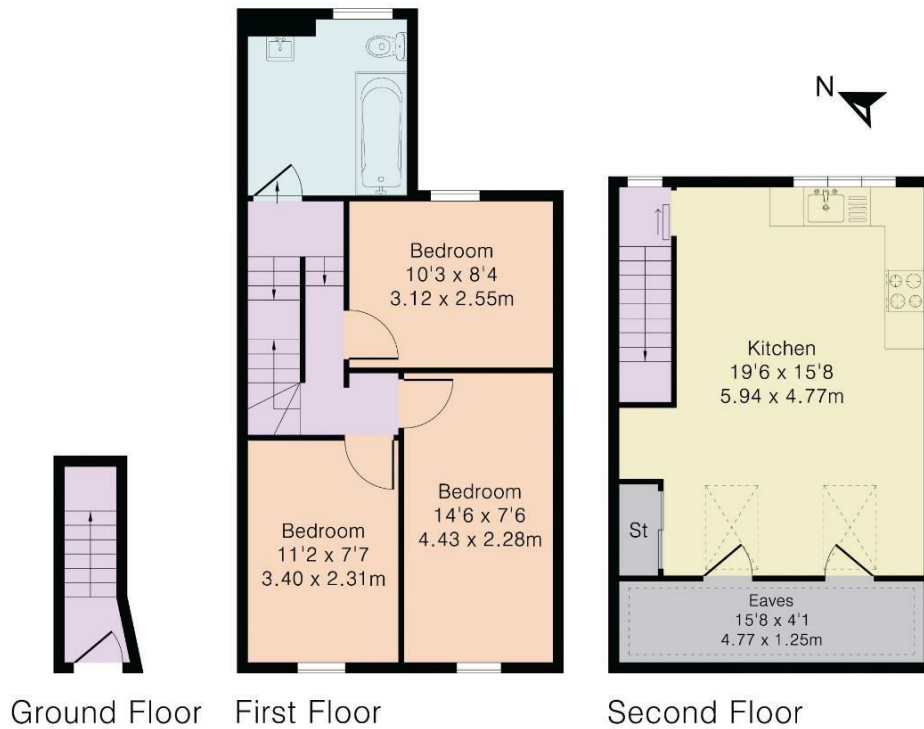


Approximate Gross Internal Area 755 sq ft - 71 sq m

Ground Floor Area 28 sq ft – 3 sq m

First Floor Area 428 sq ft – 40 sq m

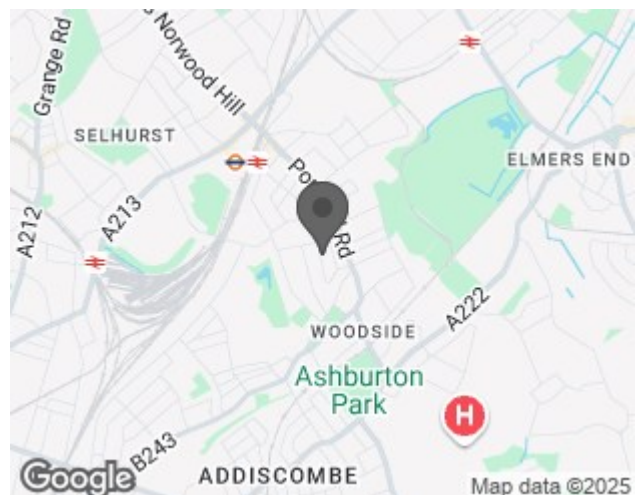
Second Floor Area 299 sq ft – 28 sq m



EPC

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

Map



Details

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

Summary

Guide Price £325,000 - £350,000 CHAIN-FREE

New to the market on this quiet residential road is this three-bedroom split level 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 £325,000 to £350,000 • CHAIN FREE • SPLIT LEVEL 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

Guide Price £325,000 to £350,000 - 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.

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

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