



**2 Bed
Flat - Conversion
located in South Norwood**



Flat 6, 1 Tennison Road
South Norwood
London
SE25 5SA



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£325,000

This bright and airy Victorian TWO BED FIRST FLOOR FLAT comes to the market with parking, communal garden and SHARE OF FREEHOLD, providing a secure investment and offering the peace of mind that comes with ownership.

Ideally located, you'll be just a short walk from both Selhurst and Norwood Junction stations, with unbeatable transport links to Central London and the South East, making your commute a breeze.

The flat boasts a bright and airy atmosphere, with generous living spaces that make it ideal for both relaxing and entertaining. There are two good-sized bedrooms, a spacious living room, and a separate kitchen, offering the perfect setting for comfortable living. The bathroom includes both a bath and an overhead shower, adding to the convenience and practicality of the home. All windows are double glazed.

Outside, the flat enjoys access to communal gardens, a peaceful retreat for residents. Its fantastic location provides easy access to local shops, cafes, and amenities, making it the perfect spot to enjoy everything the area has to offer.

Entrance Porch

Communal entrance. Stairs to all floors. Entry phone system.

Entrance hall

Front door. Storage space. Coved ceiling. Laminate wood flooring. Entry phone handset.

Reception room

14'1 x 14'1

UPVC double glazed sash windows to front. Feature fireplace. Laminate wood flooring. Two storage heaters.

Kitchen

14'1" x 6'0

UPVC double glazed windows to side. Range of wall and base units with work surfaces over. Belfast sink unit. Space for cooker and Fridge/freezer. Vinyl flooring.

Bedroom one

13'10 x 11'8

Two UPVC double glazed windows to side and rear. Carpet as laid. Storage heater.

Bedroom two

13'10 x 6'11

UPVC double glazed window to rear. Storage heater. Carpet as laid.

Bathroom

8'2 x 4'8

UPVC double glazed window to front. Panelled bath with mixer taps and hand held shower attachment. Electric shower. Low level wc. Vanity wash hand basin. Under floor heating. Tiled flooring.

Garden

Communal gardens to front and rear.

Parking

Allocated parking with parking bollard.

Tenure

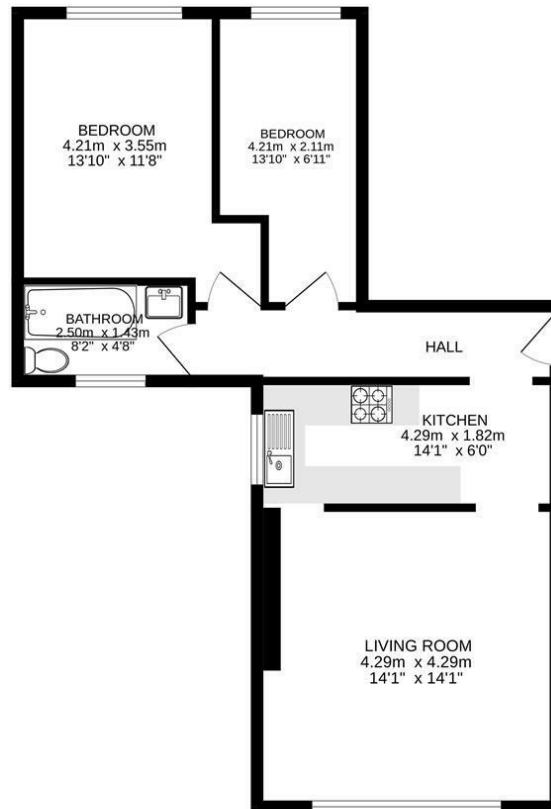
"We are advised by the vendor(s) that the tenure is Share of Freehold with a 999 year lease from 2018.

Management/maintenance fund £255 per month - includes building insurance, gardening, cleaning of communal areas, window cleaning, professional fees and sinking fund for future works (currently >£25K). Council tax - Band B. Pet-friendly lease.

Authority

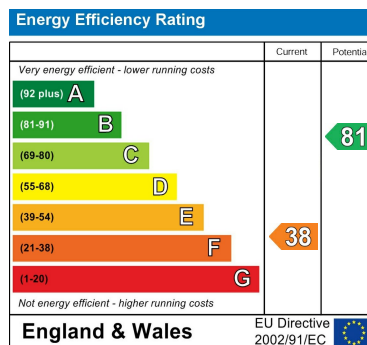
London borough of Croydon Band B £1741.87.





First floor
54.8 sq.m. (590 sq.ft.) approx.

TOTAL FLOOR AREA: 54.8 sq.m. (590 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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DIRECTIONS

CONTACT

5 High Street
London
SE25 6EP

E: Info@northwoods.co.uk

T: 020 8653 3377

northwoods.co.uk

