



1 Bed

Flat

**7 Upper Grove
South Norwood**

**Asking price
£250,000**

Leasehold

- One bedroom maisonette
- Lower ground floor
- Own entrance door
- Large reception room
- Fitted kitchen
- UPVC double glazing
- Gas central heating system
- Approx 35' rear garden



7 Upper Grove
South Norwood
London
SE25 6XJ

Situated in the charming area of Upper Grove, South Norwood, this delightful one-bedroom ground floor maisonette with garden presents an excellent opportunity for both first-time buyers and those seeking a comfortable rental. The property boasts a well-proportioned reception room, perfect for relaxation or entertaining guests, alongside a spacious bedroom that offers a peaceful retreat.

The maisonette is in good order, ensuring that you can move in with ease and enjoy your new home from day one. With gas central heating and double glazing, you can expect warmth and energy efficiency throughout the year. The accommodation is generously sized, providing ample space for your needs.

Conveniently located, this property is just a short distance from Norwood Junction station, making it an ideal choice for commuters looking to access central London with ease. The surrounding area offers a variety of local amenities, including shops, parks, and cafes, enhancing the appeal of this lovely home.

Entrance

Own front door.

Authority

London Borough Of Croydon, Band B £1840.93

Entrance Hall

Cupboard. Radiator. Tiled flooring.

Reception room

17'5 x 14'8

UPVC double glazed bay window to front. Radiator. Carpet as laid.

Kitchen

11'10 x 7'10

Two double glazed windows to side. Range of wall and base units with worksurfaces over. Built-in oven and hob.

Extractor hood. Wall mounted boiler. Fridge/freezer. Tiled flooring.

Bedroom

12'7 x 11'7

UPVC double glazed window to rear. Built-in cupboards to alcoves. Radiator. Carpet as laid.

Bathroom

UPVC double glazed window to side. Heated towel rail. Panelled bath with shower. Low level wc. Pedestal wash hand basin.

Garden

35'

Mainly laid to lawn.

Tenure

"We are advised by the vendor(s) that the tenure is Leasehold" (Awaiting details)".



1

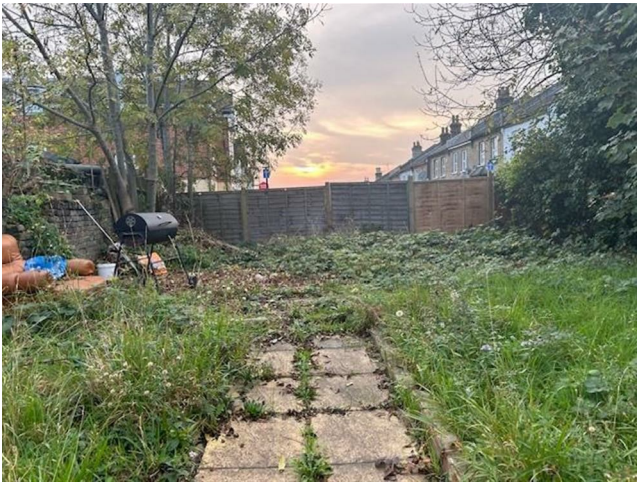


1



1







Ground floor
56.6 sq.m. (609 sq.ft.) approx.

TOTAL FLOOR AREA: 56.6 sq.m. (609 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metagix 1.0.0.0

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		
England & Wales		EU Directive 2002/91/EC

CONTACT

5 High Street
London
SE25 6EP

E: Info@northwoods.co.uk
T: 020 8653 3377
northwoods.co.uk

