



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



Flat 4, 31 Oliver Grove
South Norwood
London
SE25 6EJ



£1,575 Per month

Welcome to this charming two-bedroom flat located on Oliver Grove in South Norwood. This delightful conversion offers a comfortable living space, perfect for individuals or small families seeking a convenient and inviting home.

Spanning approximately 700 square feet, the flat features a well-proportioned reception room that provides an ideal setting for relaxation and entertaining. The two bedrooms are thoughtfully designed, offering ample space for rest and personalisation. The property also includes a modern bathroom, ensuring that all essential amenities are readily available.

Situated in a vibrant area, this flat benefits from excellent transport links and local amenities, making it an attractive option for those who appreciate both convenience and community. Whether you are looking to enjoy the nearby parks or explore the local shops and cafes, this location has much to offer.

This property presents a wonderful opportunity for anyone seeking a comfortable and stylish living space in South Norwood. Do not miss the chance to make this flat your new home.

Kitchen/Diner

10'10" x 11'7"

This kitchen/diner features a modern layout with white cabinets and black countertops that wrap around in an L-shape. It is well-lit by a window and has integrated appliances including an oven and hob. The space is finished with light flooring and white tiled splashbacks, creating a clean and fresh atmosphere for cooking and dining.

Living Room

12'2" x 15'5"

The living room is a generous space with a large window allowing plenty of natural light. It offers ample room for both seating and entertaining, making it a comfortable and inviting place to relax.

Bedroom

12'2" x 15'5"

This bedroom is spacious and bright, set beneath a sloping ceiling with a large window. It is carpeted in a soft grey and painted in neutral tones, providing a calm and restful environment.

Bedroom 2

10'10" x 8'2"

The second bedroom offers a cosy space also beneath sloping ceilings and with a window providing natural light. It features the same neutral decor and grey carpet, making it a versatile room for sleeping or working from home.

Bathroom

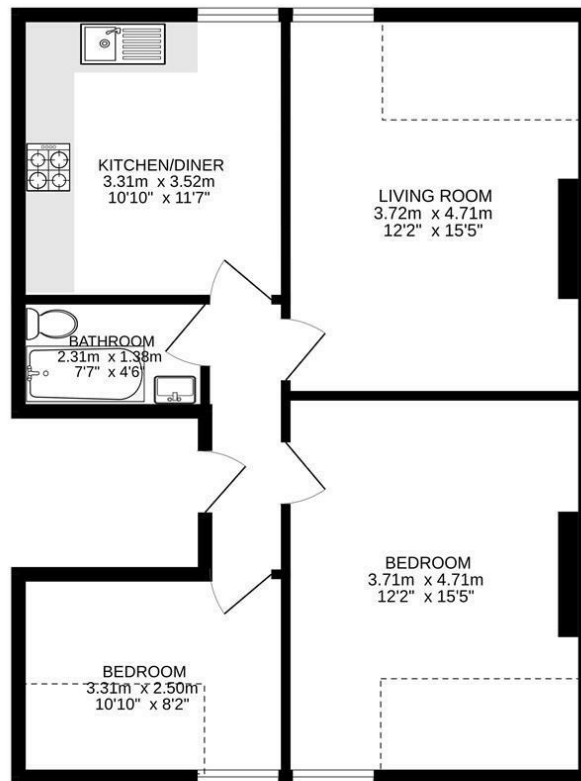
7'7" x 4'6"

The bathroom is neatly arranged and includes a white bathtub with a shower attachment, a toilet, and a washbasin. It is fully tiled in white, creating a bright and clean space.

Hallway

A compact hallway connects the rooms, painted white and finished with neutral carpeting. It has doors leading to the bathroom, kitchen/diner, living room, and bedrooms, making it a practical and simple circulation space.





2nd floor
60.8 sq.m. (654 sq.ft.) approx.

TOTAL FLOOR AREA : 60.8 sq.m. (654 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	71
(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	

DIRECTIONS

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