



Birchanger Road, London SE25 5BB

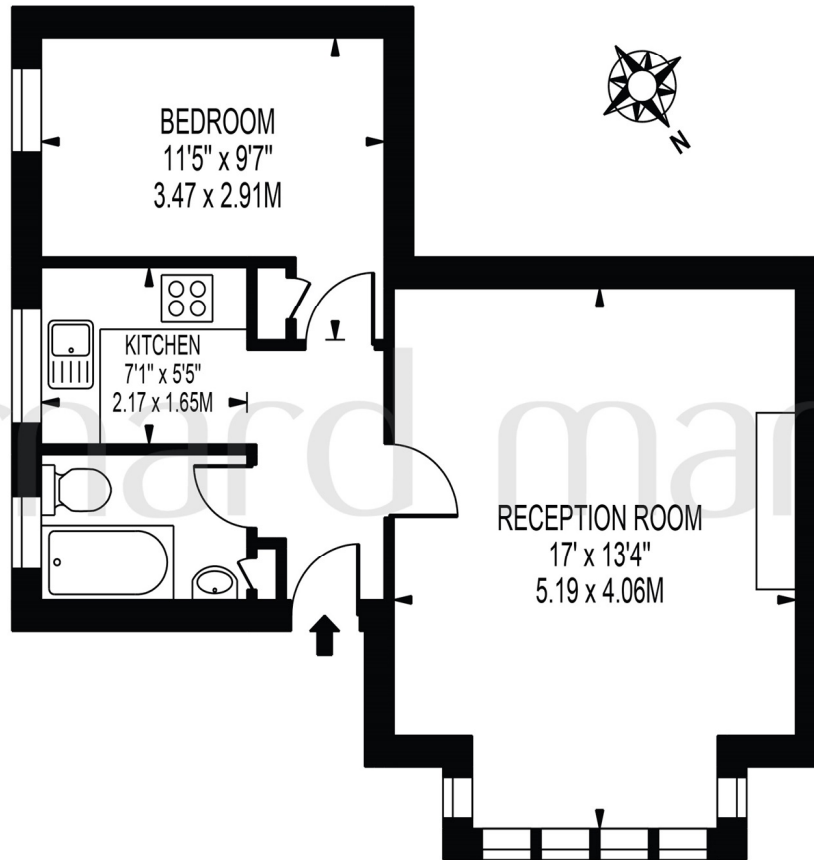
welcome to
Birchanger Road, London

Chain free one bedroom Share of Freehold ground floor apartment, with original features, no service charge or ground rent and private outdoor space, also a commuters dream minutes from Norwood Junction.



BIRCHANGER ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 421 SQ FT - 39.08 SQ M



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

This charming Share of Freehold one bedroom ground floor conversion apartment offers exceptional value with a 900+ year lease, no service charge, no ground rent, and is completely chain free. Beautifully presented throughout, the property boasts an impressively large, bright living room enhanced by big windows, high ceilings, original hardwood flooring, detailed ceiling coving, and a feature fireplace that adds character and warmth. A standout element is the spacious bay window, which (SSTP) could be transformed into elegant French doors, providing direct access to the private front garden to create a peaceful and secluded retreat.

The separate kitchen features a built-in oven, gas hob, solid workspace and a large window offering natural ventilation. The bedroom accommodates a double bed and additional storage while maintaining a calm, neutral décor. The bathroom includes a full-size bath with overhead shower, practical sink unit with storage, and another window to ensure excellent airflow.

Located just a few minutes' walk from Norwood Junction station, the property is ideal for commuters seeking fast, reliable links into Central London. A wide choice of shops, cafés, restaurants, and a nearby leisure centre mean everything you need is right at your doorstep-making this a perfect home for convenience, character, and comfort.

welcome to

Birchanger Road, London

- Share of Freehold
- No Service Charge
- Chain Free
- No Ground Rent
- Original Features
- Short walk to Norwood Junction
- 900+ Year Lease
- Fantastic Transport Links

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Dec 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price **£275,000**



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY113212



Property Ref:
CRY113212 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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