



Tennison Road, LONDON SE25 5SA

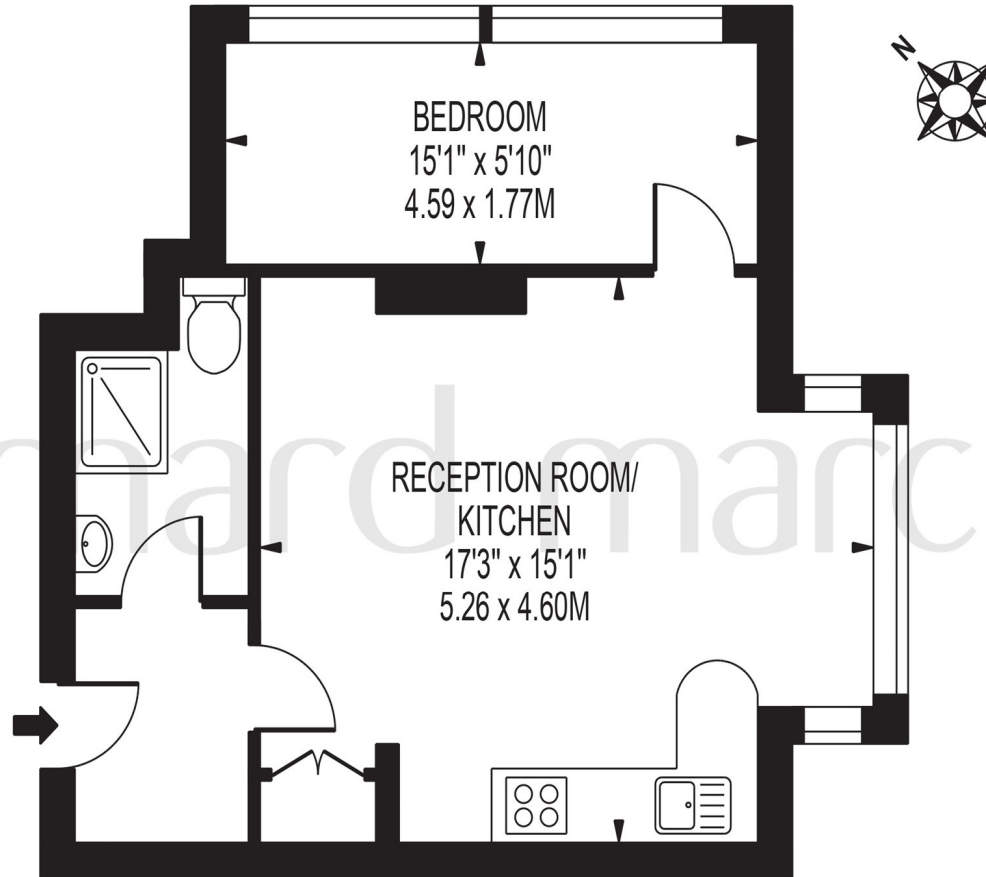
welcome to
Tennison Road, LONDON

A lovely 1 bed ground floor apartment, with a communal garden and private parking space.



TENNISON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 406 SQ FT - 37.74 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.

We've truly loved living in this flat and would have stayed for many more years if we didn't need a second bedroom. Set at the back of a striking Victorian building, it offers character, great transport links, nearby green spaces, a well-kept communal garden and an off-street parking space.

An interior hallway creates a sense of arrival with space for shoes and coats. The bathroom is generously sized, stylish and recently refurbished with a standalone bath and excellent water pressure. The living/kitchen area has high ceilings, engineered oak flooring, huge sun-filled windows and a restored fireplace. The kitchen is finished to a high standard with a new hob and space for a full 4ft fridge. A large storage cupboard runs up to the high ceilings and is incredibly useful.

The bedroom fits a super-king bed, overlooks the garden, gets morning sun and has no rooms above it. The carpet was replaced in 2024. Outside is a weatherproof storage box, perfect for a bike.

The communal garden leads directly to the private parking space. The building is peaceful with lovely neighbours. Norwood Junction has a village feel, great cafés, bars, restaurants and an arts centre. Plenty of parks nearby, and trains reach London Bridge in 12 minutes, St Pancras in 30, with Victoria and Gatwick trains from nearby Selhurst. Couldn't ask for a better location.

welcome to

Tennison Road, LONDON

- 1 bedroom period conversion
- Full of character and original features
- Off street parking
- Share Of Freehold
- Outstanding location
- Open Plan
- Communal gardens

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1619.66

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1981. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£230,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY113245



Property Ref:
CRY113245 - 0003

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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barnard marcus



020 8680 9226



croydon@barnardmarcus.co.uk



50 Lower Addiscombe Road, CROYDON,
Surrey, CR0 6AA



barnardmarcus.co.uk