

# Jukes & Co

## Estate Agents



## Avenue Road

, London, SE25 4EL

£265,000



Welcome to this delightful one-bedroom, purpose-built flat, nestled in the charming Lakes area of South Norwood. This bright and airy apartment offers a perfect blend of modern living within a well-kept block, ideal for singles or couples seeking comfort and convenience.

Upon entering, you'll be greeted by a large lounge that provides a spacious and welcoming environment, perfect for relaxation and entertaining.

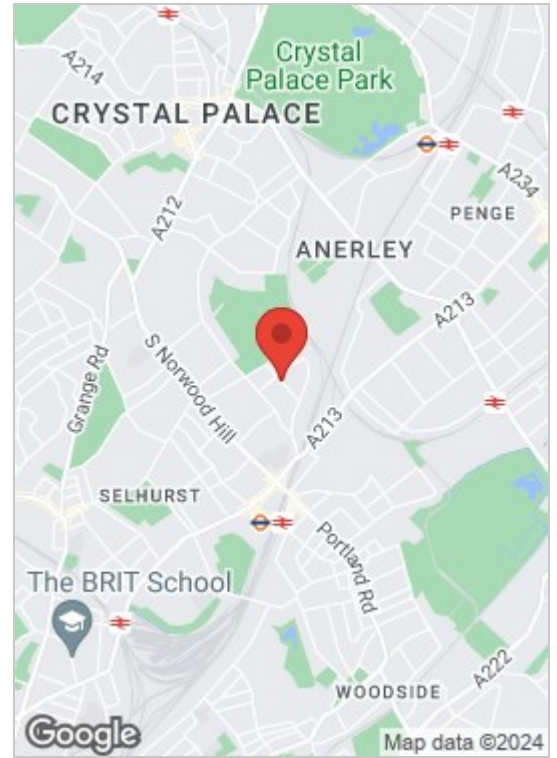
The separate kitchen which includes all the white goods is a highlight of the property, offering modern fixtures and ample counter space for all your culinary needs. Whether you're preparing a quick snack or a gourmet meal, this kitchen makes cooking a pleasure. A spacious Bedroom and Modern bathroom and an added bonus of a garage.

Additional features of this wonderful apartment include private parking. The block itself is well maintained, reflecting the care and attention of its residents and management.

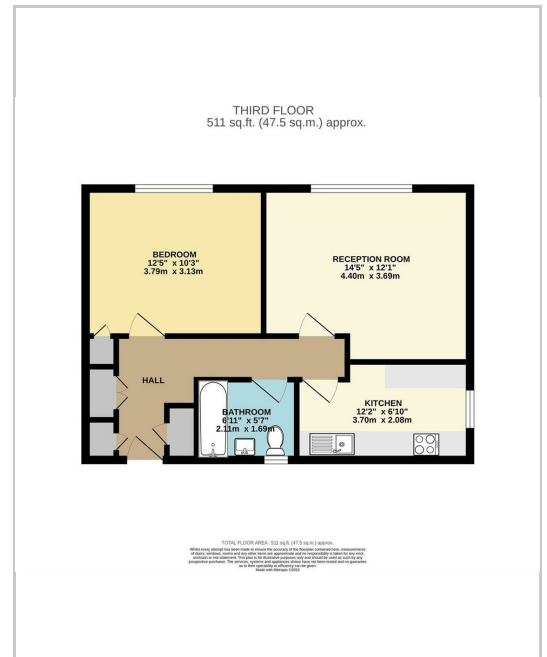
Situated in the picturesque Lakes area of South Norwood, if you were to walk through the park/Lake, Crystal Palace station which is (zone 3) in just over 15 mins and the 410 bus goes for Lancaster Road which is one Road away and will take you about 5-10 mins where there are loads of cool bars, restaurants and cinema, making this an ideal location to live.



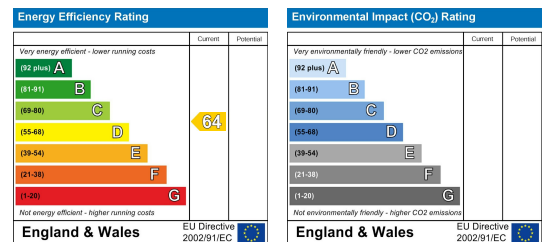
## Area Map



## Floor Plan



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### Sales and Lettings

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