# Jukes & Co Estate Agents



## **Avenue Road**

, London, SE25 4EQ

£259,995









Beautifully decorated, this spacious one-bedroom modern flat is located in the sought-after lakes area of South Norwood. The property features a large, bright lounge, perfect for relaxing or entertaining, and a good-sized bedroom that offers comfort and ample storage space. The modern bathroom adds a touch of luxury, and the flat benefits from access to a well-maintained communal garden, as well as a private garage for added convenience.

The flat is ideally situated within walking distance of the ever-popular Norwood Junction station, which provides a speedy 12-minute link to London Bridge, making it perfect for commuters. The vibrant local area is brimming  $with \ amenities, including \ shops, \ restaurants, \ pubs, \ and \ bus \ stops, \ ensuring \ everything \ you \ need \ is \ close \ by$ 

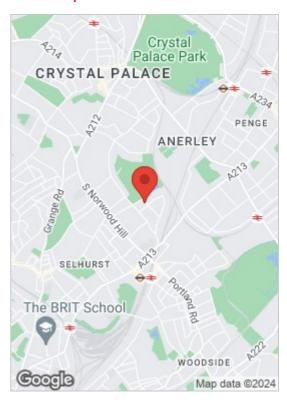
With its modern interiors, great location, and additional features like the communal garden and garage, this flat offers an excellent opportunity to enjoy a comfortable and convenient lifestyle in one of South Norwood's most

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 from 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.



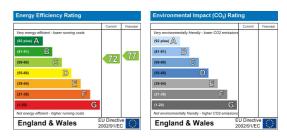
#### Area Map



#### Floor Plan



### **Energy Efficiency Graph**



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