

# Jukes & Co

## Estate Agents



## Warminster Road

, SOUTH NORWOOD, SE25 4EG

£1,350 Per Month



This beautifully refurbished one-bedroom flat offers contemporary living in a purpose-built block. Situated on the first floor, the property features a generously sized 17ft reception room, perfect for entertaining or relaxing in comfort. The 9ft modern kitchen is fully equipped and designed to a high standard, while the luxury bathroom boasts sleek finishes. With fresh décor throughout, this home offers a bright and welcoming atmosphere, making it ready for immediate occupancy.

Located in a sought-after area near Norwood Lakes, the property benefits from excellent transport links, with Norwood Junction Station just a short walk away, providing fast access to Central London. South Norwood High Street, with its array of shops, cafés, and amenities, is also within easy reach. Additional perks include parking to the rear of the building, offering convenience and peace of mind. Early viewing is highly recommended to fully appreciate the quality and space this flat has to offer.



### Entrance Hall

Laminate floor, 2 storage cupboards

### Lounge (Reception) 1699'6" x 1400'11" (518 x 427)

17' x 14' 6" (5.18m x 4.42m) Laminate floor, electric fire, spotlights, storage units, windows to side and rear aspect

### Kitchen 898'11" x 698'10" (274 x 213)

9' 1" x 7' 1" (2.77m x 2.16m) Tiled floor, stainless steel sink unit with drainer, mixer taps, wall and base units, partly tiled, fridge freezer, spotlights, glazed window to side, breakfast bar, electric hob and oven, tiled floor

### Bedroom 1299'3" x 898'11" (396 x 274)

13' 8" x 9' 9" (4.17m x 2.97m) New carpet, electric heater, window overlooking rear garden

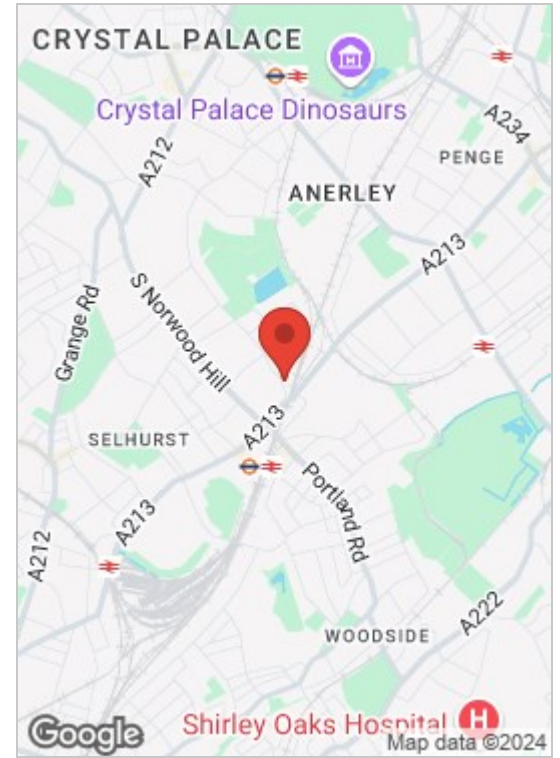
### Bathroom

Tiled floor, corner bath with shower above, wash hand basin within vanity unit, mirror, low-flush w.c., partly tiled, extractor fan, tiled floor

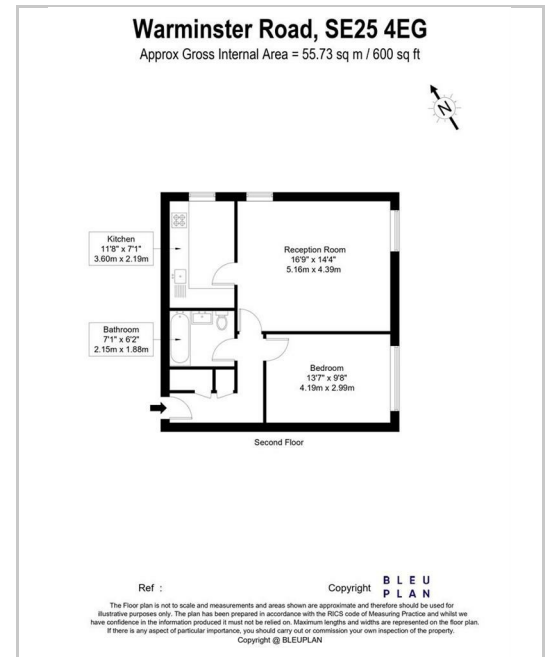
### Special Feature

PARKING TO REAR STORAGE SHED

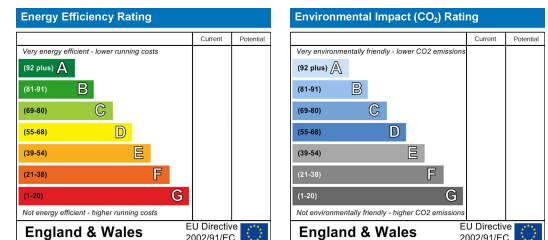
### Area Map



### 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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