

South Norwood Hill, London, SE25 6AY



Flat - Purpose Built

- Contemporary Purpose Built Flat
- First Floor Position
- Double Glazing
- Fitted Kitchen With Oven & Hob
- Own Private Balcony
- Two Bedrooms
- On The Edge Of The Crystal Palace/South Norwood Borders
- Electric Heating
- Bathroom In White
- Garage Included

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Located on the prestigious South Norwood Hill, this contemporary very good sized two bedroom first-floor purpose-built flat is a hidden gem waiting to be polished. Boasting a private balcony and a garage, this property offers the perfect blend of convenience and comfort. Featuring a fitted kitchen and bathroom in white, along with a good sized living room with lovely views. Situated near the vibrant Crystal Palace triangle, residents can enjoy a plethora of amenities, from trendy cafes to boutique shops. The master bedroom is complete with fitted wardrobes and is double aspect, ensuring a bright and airy feel to the room. Transport options are abundant, with easy access to Crystal Palace Station and Norwood Junction BR/Overground station, as well as local bus routes, facilitating effortless commuting and exploration of the area. With a bit of tender loving care, this property has the potential to be transformed into a stylish urban retreat. Early viewing advised.

Tenure: Share of Freehold (No pets allowed) - Lease term: 189 years from 24th June 1959 - Service charge: £1,200 PA - EPC Rating D - Croydon Council Tax Band C - Ground Rent: Vendor informs us no ground rent payable

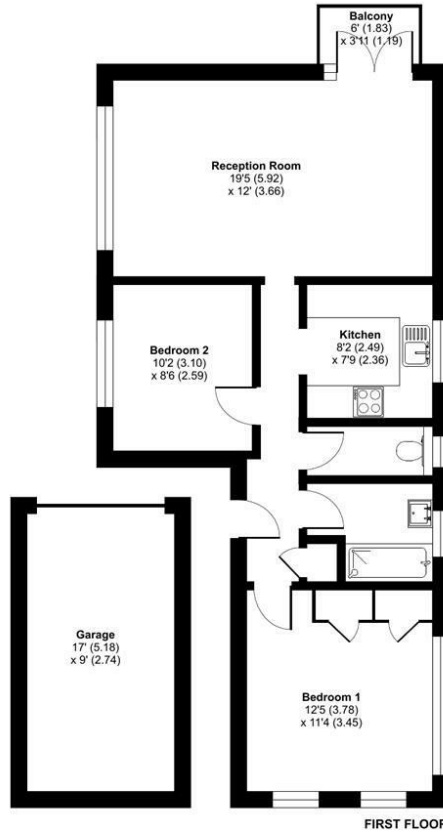
A parking in front of garage along with 3 parking spaces at front of property for any users if needed. There is also a chain gate and code to park on the site.

We carry out best endeavours to make our marketing material accurate and reliable, however they do not form part of any contract and is not to be relied upon. Council tax and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts. For broadband and mobile phone coverage at the property in question please visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage> and <https://checker.ofcom.org.uk/en-gb/mobile-coverage> respectively

Mcrae House, South Norwood Hill, London, SE25

Approximate Area = 678 sq ft / 63 sq m
Garage = 153 sq ft / 14.2 sq m
Total = 831 sq ft / 77.2 sq m

For identification only - Not to scale

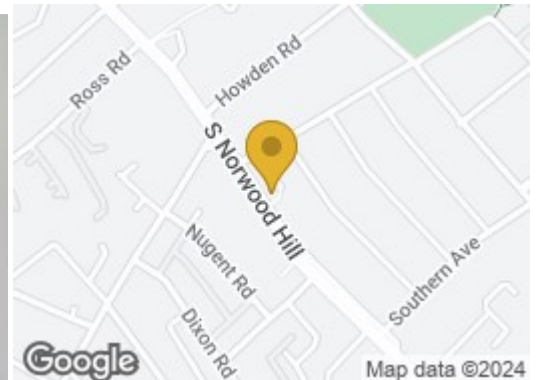


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchem 2024. Produced for Home Castle. REF: 1117621

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Current: 65
Potential: 78



Whilst you are at liberty to use any firm of solicitors of your choice, Homecastle can, if requested, recommend solicitors.

If you choose Cook Taylor Woodhouse solicitors from our list, Homecastle will receive a £150 referral voucher.

If you require clarification on any point please contact us particularly if travelling some distance to view. All services appliances, fittings and central heating etc (if applicable) have not been tested by our company. Measurements are taken by laser tape to the widest point of the room, are approximate and may be subject to a margin of error. Lease, ground rent, maintenance and garden details (if applicable) cannot at present be relied upon as being correct. We are awaiting clarification from the vendor's solicitors. The description of this property is only the opinion of our Company.