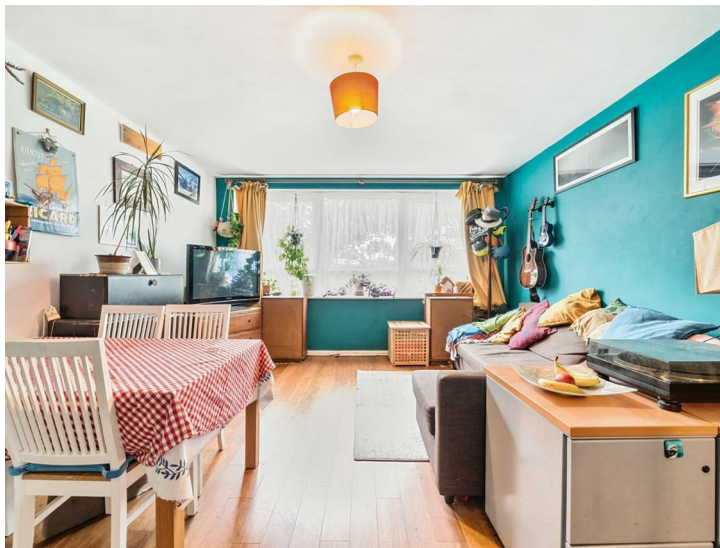


South Norwood Hill, London, SE25 6BE



Guide Price £275,000



## Flat - Purpose Built

- GUIDE PRICE £275,000 - £300,000
- Double Glazing & Electric Heating
- Extensive Shared Lawns
- Both Bedrooms Have Fitted Wardrobes
- The Crystal Palace Triangle With Its Eclectic Mix of Shops Is Nearby
- Two Bedroom Ground Floor Contemporary Purpose Built Flat
- On The South Norwood/Crystal Palace Borders
- Refitted Bathroom
- No Onward Chain
- Early Viewing Is Advised

# South Norwood Hill, London, SE25 6BE

GUIDE PRICE £275,000 - £300,000

A contemporary ground-floor, two-bedroom flat located within the sought-after Dorrington Court development, positioned on the borders of Upper Norwood and Crystal Palace. The property is generously proportioned with a good sized living room facing the front of the property and two spacious bedrooms both with built-in wardrobes. Both the kitchen and bathroom have been refitted to modern standards. Additional benefits include a secure entry phone system, private (unallocated) parking, and the advantage of no onward chain. The popular Crystal Palace Triangle, known for its diverse range of shops, cafes, bars and restaurants is within easy reach. Commuters will appreciate the nearby bus routes and close proximity to Norwood Junction and Crystal Palace stations, offering direct links into London. Early viewing is highly recommended.

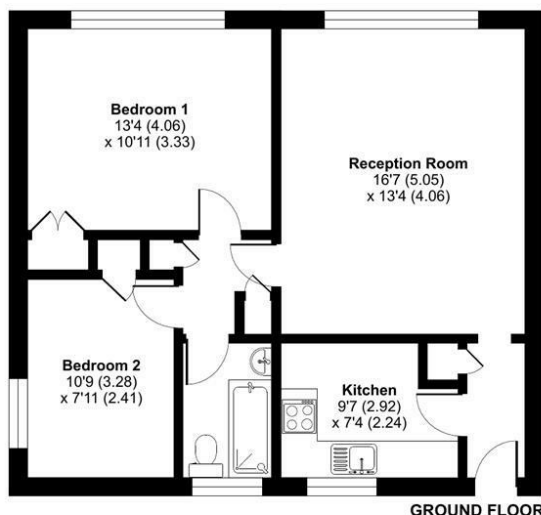
Tenure: Leasehold - 125 years from 25th March 1992 - Service charge: £1,550 per annum - EPC Rating D - Croydon Council Tax Band C - Ground Rent: £50.00 per annum - Private parking is available outside the flat - not allocated spaces - Water meter fitted | There is knotweed programme in place | No Pets Allowed

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/>

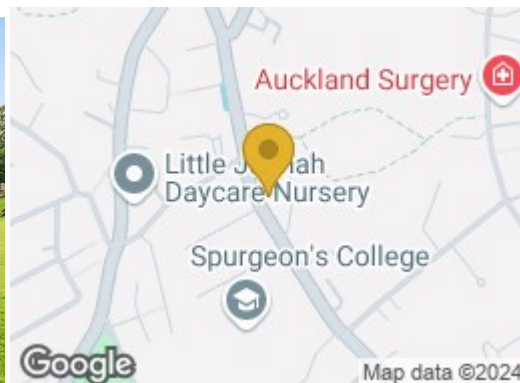
## Dorrington Court, South Norwood Hill, London, SE25

Approximate Area = 665 sq ft / 61.8 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). © nichecom 2024. Produced for Home Castle. REF: 1193901

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>76</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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.