

Watson Place, London, SE25 5EX



Offers In The Region Of £335,000



## Flat - Purpose Built

- Contemporary Apartment
- Two Bedrooms
- Gas Central Heating With Radiators & Double Glazing
- Own West Facing Private Balcony
- Lift Access & Indoor Cycle Store On Ground Floor
- Situated On The Sought After Watson Place Development
- Two Bathrooms (One Ensuite)
- Superfast WIFI available
- The Development Also Benefits From Residents Parking
- Near To Norwood Junction BR/Overground Station

# Watson Place, London, SE25 5EX

Situated in the highly sought-after Watson Place development, this impressive executive apartment offers modern living with a range of desirable features. The property boasts two generously sized bedrooms, including a master with an ensuite bathroom, complemented by an additional main bathroom. Benefiting from gas central heating with radiators and double glazing, the apartment ensures year-round comfort. A private balcony which is west facing, provides a tranquil outdoor space, while lift access to all floors enhances convenience. The development also benefits from residents parking and well-maintained communal areas. The apartment includes a fitted kitchen, perfect for contemporary living. The location is ideal with a recreation park just across the road and local beauty spots include the South Norwood Country Park and Norwood Lake and parkland. This property is suitable for any commuter requiring access into the City as nearby Norwood Junction and Selhurst stations offer fast, direct services into London Bridge and London Victoria. There are also local bus routes and the tram link at Harrington Road provide excellent connectivity. Norwood Junction High Street offers an eclectic mix of shops and cafes, like Costa Coffee, Mamma Dough, and the charming Brown & Green café near the station. This property is a perfect blend of comfort, style, and convenience.

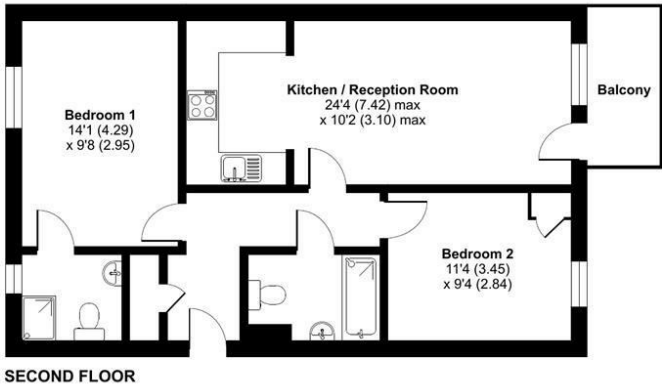
Tenure: Leasehold - 125 years from 24th December 2012 - Service charge: £2,572 PA - EPC Rating: B - Croydon Council Tax Band C - Ground Rent: £298.00 PA

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.



## Watson Place, London, SE25

Approximate Area = 674 sq ft / 62.6 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rihcom 2025. Produced for Home Castle. REF: 1227520

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
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.