

Suffolk Road, London, SE25 6BF



Flat - Purpose Built

- Purpose Built Apartment
- Very Convenient For Norwood Junction BR/Overground Station
- Entry Phone Security System
- Lease Is 99 Years From October 2014
- Double Glazing
- Two Bedrooms Allowing Lots Of Natural Light
- South Norwood High Street Is Nearby
- Open Plan Kitchen/Living
- The Property Is Above A Tesco Express
- Gas Central Heating

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PUBLIC NOTICE - LANGHAM COURT, SUFFOLK ROAD, SE25 6BF - The vendor has been in receipt of an offer of £210,000 subject to contract for the above property. Anyone wishing to place a higher offer must do so before legal exchange of contracts

We are delighted to present this spacious two-bedroom purpose-built apartment to the market which is above a Tesco Express on South Norwood Hill. Offering a bright and airy open-plan kitchen and living area with floor-to-ceiling windows that enhance the sense of space and natural light. The modern white bathroom suite is in good condition with the benefit of a separate shower cubicle, adding to the overall appeal. There are also two bedrooms again with large floor to ceiling windows. Additional features include an entry phone security system and lift. Ideally located, the property is within easy reach of Norwood Junction BR/Overground Station, providing excellent transport links into London. The vibrant Crystal Palace Triangle, known for its diverse selection of shops, cafés, and restaurants, is also close by. The apartment is offered with no onward chain, making it an excellent opportunity for first-time buyers. Early viewing is highly recommended to fully appreciate all this fantastic apartment has to offer. THE PROPERTY REMAINS ON THE MARKET UNTIL EXCHANGE OF CONTRACTS.

Leasehold: 99 Years From October 2014 Service Charge: Residential 31/07/2025 - 30/01/2026 1,618.16 - Service Charge: Estate 31/07/2025 - 30/01/2026 340.47 - Sinking Fund: Residential 31/07/2025 - 30/01/2026 125.48 - Ground Rent: vendor believes ground rent figures are £162.50 for half a year - EPC Rating: C - Croydon Council Tax Band: C

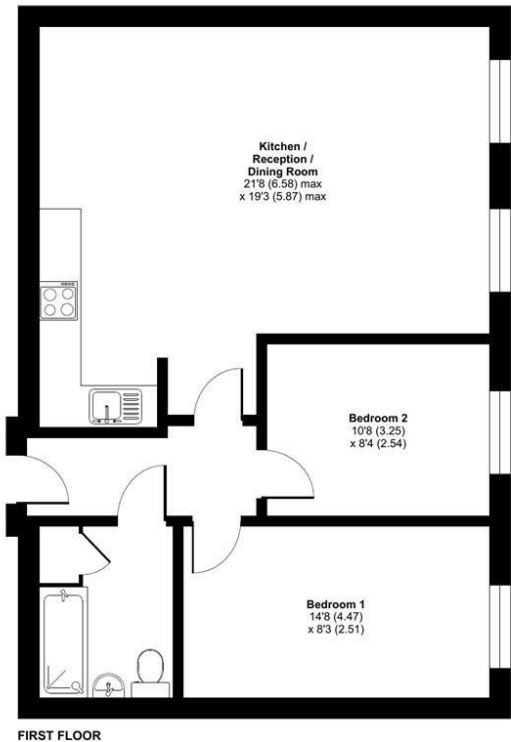
For broadband and mobile phone coverage at the property in question please visit: <https://checker.ofcom.org.uk>



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Approximate Area = 699 sq ft / 64.9 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). © ritchecom 2025. Produced for Home Castle. REF: 1255202

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(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



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.