

South Norwood Hill, London, SE25 6BY



Guide Price £265,000



Flat

- Character Conversion Flat
- One Bedroom
- Gas Central Heating With Radiators
- Bathroom In White
- In Our Opinion Good Sized Living Room
- Situated On The Top Floor
- Double Glazing
- Refitted Kitchen
- Some New Carpeting
- Entry Phone System (Not Tested)

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GUIDE PRICE £265,000 - £275,000

A Must-See One Bedroom Character Flat – Top Floor with Stunning Living Space. Located on the ever-popular South Norwood Hill, just moments from the leafy Norhyrst area and directly opposite the scenic Norwood Lake, this charming top-floor one-bedroom character flat simply must be viewed internally to be fully appreciated. Boasting a particularly spacious living room – a true standout feature – the property also benefits from double glazing and gas central heating with radiators throughout. The impressive, recently refitted kitchen adds a modern touch, while new carpeting laid by the current owners enhances the overall comfort and presentation. Perfectly positioned for transport links, the flat is close to local bus routes and within easy reach of Norwood Junction BR/Overground Station, offering fast and frequent services into central London. View now to avoid disappointment.

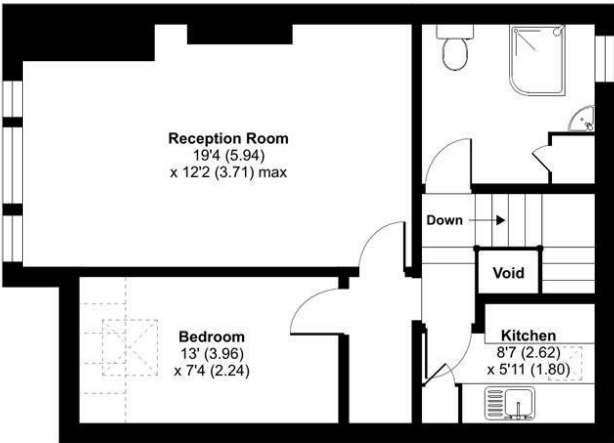
Tenure: Leasehold - Lease term: 99 years from 1st of January 2005 however, the vendor inform us the lease has been extended - awaiting sight of written confirmation - Ground Rent: peppercorn Service charge:- vendor informs us they pay for building insurance and commual electricity per annum which has been between £200-£400 per annum. - EPC Rating: D - Council Tax Band: B

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. Any buyers are advised to seek verification from their solicitor or surveyor.

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

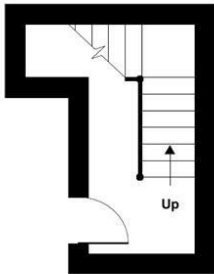
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Approximate Area = 553 sq ft / 51.4 sq m (Excludes Void)
Limited Use Area(s) = 17 sq ft / 15 sq m
Total = 570 sq ft / 52.9 sq m
For identification only - Not to scale



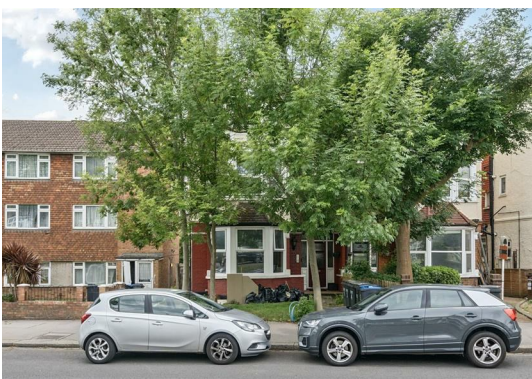
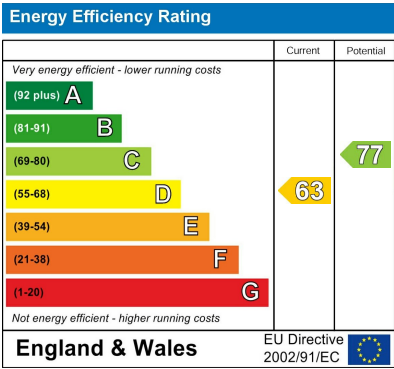
SECOND FLOOR

Denotes restricted head height



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Home Castle. REF: 1302679



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.