



**£350,000**

Flat 30, 36, William Court Chalfont Road, London, SE25 4FG

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Flat 30 William Court is a well presented, chain free, 2-bedroom, 2-bathroom, 3rd floor apartment. Perfect for both first-time buyers and investors, this property couples spacious accommodation with superb transport links. Viewing is highly recommended.

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### The Property

At the heart of the property is the versatile living area and contemporary kitchen with brand new oven and hob. Benefiting from a Juliet balcony, the room offers a bright space perfect for entertaining and relaxing. The property also boasts two double bedrooms, with an ensuite shower room to Bedroom 1, and a family bathroom.

The property also benefits from an off-road allocated parking space.

### Travel & Commuting

The property is ideally suited for commuters, with Norwood Junction only a short walk away. The station offers regular services to London Victoria and London Bridge. Norwood Junction also offers London Overground connections to Shoreditch High Street and Highbury & Islington. Additionally, with East Croydon station only one stop away, the Gatwick Express for Gatwick Airport is easily accessible.

### Locality

The property is located close to a wide array of local amenities on Portland Road and South Norwood High Street. Additionally, South Norwood Lake & Grounds and South Norwood Country Park offer a verdant place to exercise and relax.

### Disclaimer

\*NB this property is not a new home\*

We are sales and marketing agents for homes. Whilst we endeavour to ensure our sales details/adverts/on-line representations etc. are both accurate and a true reflection of the development or individual property being marketed, certain information is provided from the outset to us by our client and we are reliant upon the same. Therefore, we recommend that if any items/points are of particular importance please raise these with the sales team so that confirmation or verification can be sought from our client. Please also be aware that floor plans are a visual guide to show where rooms are situated within the property and all

measurements given are approximate. Some floor plans indicate location of where wardrobes, beds, furniture etc. May be placed and unless separately stated do not form part of the specification. Our client may amend the specification or make changes to the layouts during the build up until the property is complete. Whilst we aim to keep our marketing material as up to date as possible, we may not always be immediately aware of these changes if we have not been updated by our client.