



**1 Bed
Flat - Conversion
Oliver Avenue
South Norwood**

**Asking price
£160,000**

Leasehold

- Top floor conversion flat
- One bedroom
- One reception room
- Kitchen
- Near Norwood Junction Station
- Finance options available
- Chain free
- 517 sq ft living space
- Approx 60 year lease
- Ideal for commuters



Oliver Avenue
South Norwood
London
SE25 6TY

Situated in Oliver Avenue in South Norwood, London, this one bedroom top floor conversion flat offers a perfect blend of comfort and convenience. Spanning an area of 517 square feet, this property is ideal for individuals or couples seeking a cosy home in a vibrant community.

One of the standout features of this property is its prime location. Residents will benefit from easy access to a variety of shops and local amenities, making daily errands a breeze. Additionally, the nearby Norwood Junction railway and Overground Station provide excellent transport links, allowing for swift commutes to central London and beyond.

This property presents a wonderful opportunity for those looking to invest in a home that combines practicality with a desirable location. Finance options are available, subject to terms and conditions.

Entrance

Communal entrance. Stairs to top floor.

Entrance hall

Front door. Built-in cupboard. Carpet as laid.

Reception room

13'11 x 13'4

UPVC double glazed window to front. Radiator. Laminate wood flooring.

Kitchen

7'9 x 5'2

UPVC double glazed window to front. Range of wall and base units with work surfaces over. Built-in oven and hob. Space for washing machine. Radiator.

Bedroom

12'9 10'11

UPVC double glazed window to rear. Radiator. Laminate wood flooring.

Shower room

Shower cubicle. Pedestal wash hand basin. Low level WC. Tiled flooring. Partial tiled walls.

Tenure

"We are advised by the vendor(s) that the tenure is leasehold with 60 years remaining". (Awaiting verification).

Authority

London Borough of Croydon Band B £2022.15



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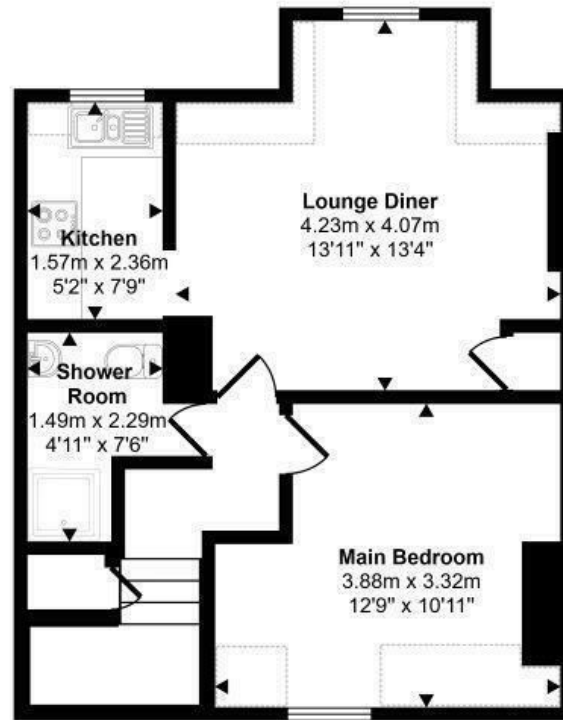
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Approx Gross Internal Area
42 sq m / 447 sq ft



Floorplan

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	73
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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