



Crown Dale | | London | SE19 3BH

**£400,000**



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Nestled in the desirable area of Crown Dale, West Norwood, this splendid top-floor flat offers a perfect blend of modern living and comfort. Built in 2010, the property boasts a generous 757 square feet of well-designed space, making it an ideal choice for both first-time buyers and investors alike.

Every window in this top-floor apartment overlooks trees, giving it a lovely sense of tranquility not found on other levels. The flat features two good size bedrooms and two bathrooms, making this an excellent option for small families or sharers.

The heart of the home is undoubtedly the expansive open-plan kitchen and lounge area, which creates a welcoming atmosphere for entertaining guests or enjoying quiet evenings in. Large windows allow natural light to flood the space, enhancing the overall sense of openness.

- Top floor apartment

• 2 modern bathrooms

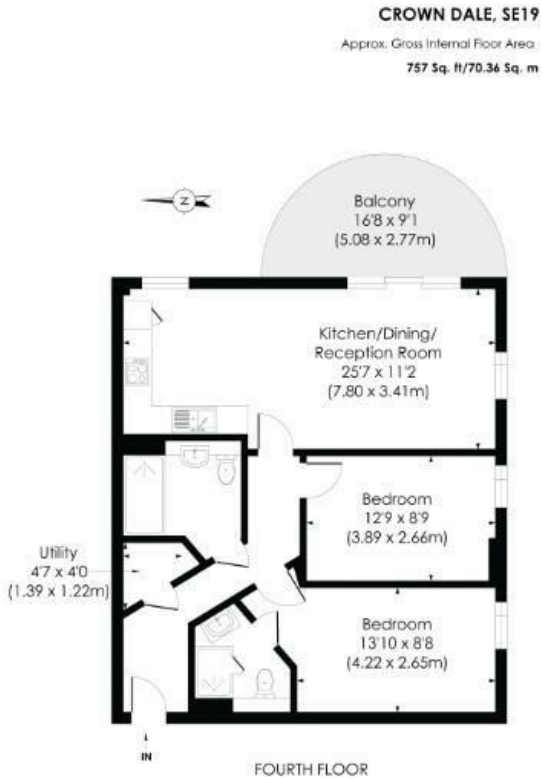
• Located in Crown Dale

• Chain Free
- 2 good size bedrooms

• Balcony with views

• Built in 2010

• Allocated parking space



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | <b>79</b>               | <b>79</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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Council Tax Band C

EPC Rating C

467 Norwood Road

West Norwood

London

SE27 9DJ

02087610830

dean@movinginn.co.uk

www.movinginn.co.uk