



2 Bed

Flat - Conversion

Tennison Road

South Norwood

£305,000

**Leasehold - Share
of Freehold**

- Two bedrooms
- Fitted kitchen
- UPVC double glazing
- Electric heating system
- Entry phone system
- First floor accommodation
- Leasehold with share of Freehold
- Communal gardens
- Allocated parking to rear
- Short walk to two stations



Tennison Road
South Norwood
London
SE25 5SA

Situated in Tennison Road in London, is this bright and airy first-floor flat is a splendid example of Victorian architecture, offering a perfect blend of comfort and convenience. Spanning 646 square feet, this two-bedroom conversion flat is bright and airy, making it an inviting space for both relaxation and entertaining.

Upon entering, you will be greeted by a spacious living room that is bathed in natural light, creating a warm and welcoming atmosphere. The flat features two well-proportioned bedrooms, ideal for restful nights or as a home office. The separate kitchen is functional and provides ample space for culinary pursuits. All windows are double glazed, enhancing energy efficiency and sound insulation.

One of the standout features of this property is the share of freehold, offering a secure investment and peace of mind for future owners. Additionally, the flat comes with the added benefit of parking, a rare find in London. Residents can also enjoy the communal gardens, providing a serene outdoor space to unwind.

The location is superb, with both Selhurst and Norwood Junction stations just a short stroll away, offering excellent transport links to Central London and the South East. Local shops, cafes, and amenities are conveniently close, making it easy to enjoy the vibrant community.

Entrance Porch

Communal entrance. Stairs to all floors. Entry phone system.

Entrance hall

Front door. Storage space. Coved ceiling. Laminate wood flooring. Entry phone handset.

Reception room

14'1 x 14'1
UPVC double glazed sash windows to front. Feature fireplace. Laminate wood flooring. Two storage heaters.

Kitchen

14'1" x 6'0
UPVC double glazed windows to side. Range of wall and base units with work surfaces over. Belfast sink unit. Space for cooker and Fridge/freezer. Vinyl flooring.

Bedroom one

13'10 x 11'8
Two UPVC double glazed windows to side and rear. Carpet as laid. Storage heater.

Bedroom two

13'10 x 6'11
UPVC double glazed window to rear. Storage heater. Carpet as laid.

Bathroom

8'2 x 4'8
UPVC double glazed window to front. Panelled bath with mixer taps and hand held shower attachment. Electric shower. Low level wc. Vanity wash hand basin. Under floor heating. Tiled flooring.

Garden

Communal gardens to front and rear.

Parking

Allocated parking with parking bollard.

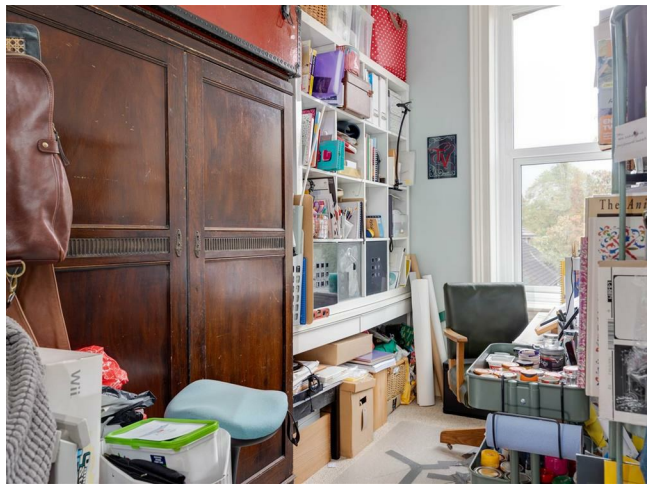
Tenure

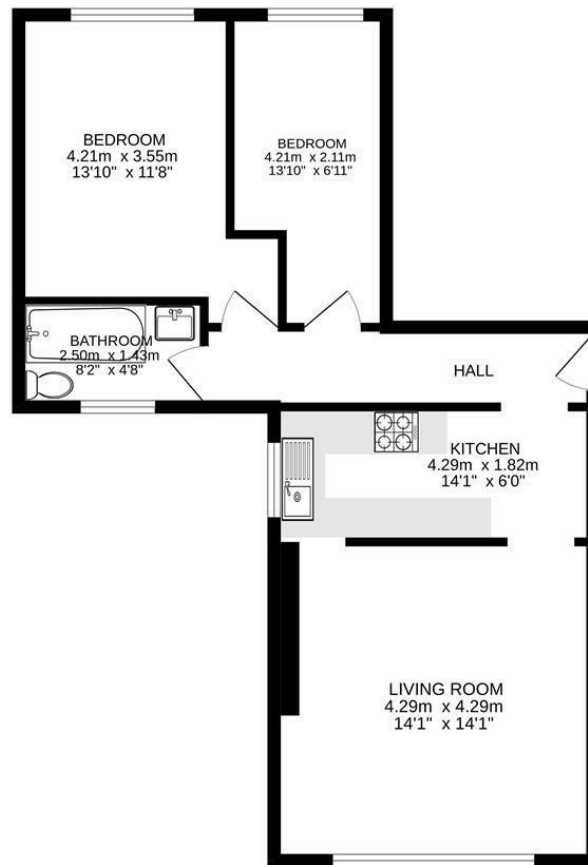
"We are advised by the vendor(s) that the tenure is Share of Freehold with a 999 year lease from 2018. Management/maintenance fund £255 per month - includes building insurance, gardening, cleaning of communal areas, window cleaning, professional fees and sinking fund for future works (currently >£25K. Pet-friendly lease.

Authority

London borough of Croydon Band B £1840.93.

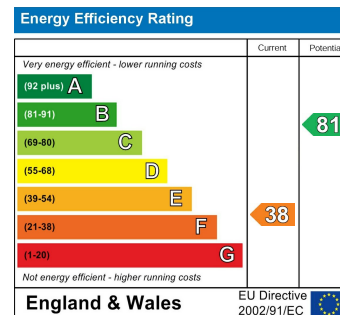






First floor
54.8 sq.m. (590 sq.ft.) approx.

TOTAL FLOOR AREA: 54.8 sq.m. (590 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix C2023



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