



Flat 3, 228 South Norwood Hill, London

A Beautifully Curated Home Designed for Modern Living

£280,000

GUIDE PRICE

Description

Occupying the upper ground floor of an elegant period building and available for sale with no onward chain, this newly refurbished one-bedroom apartment has been thoughtfully reimagined for contemporary living, balancing considered design, everyday functionality and timeless style.

From the moment you step inside, there is a sense that every detail has been carefully curated. Natural textures, clean architectural lines and a refined material palette combine to create interiors that feel calm, inviting and effortlessly sophisticated.



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X 1



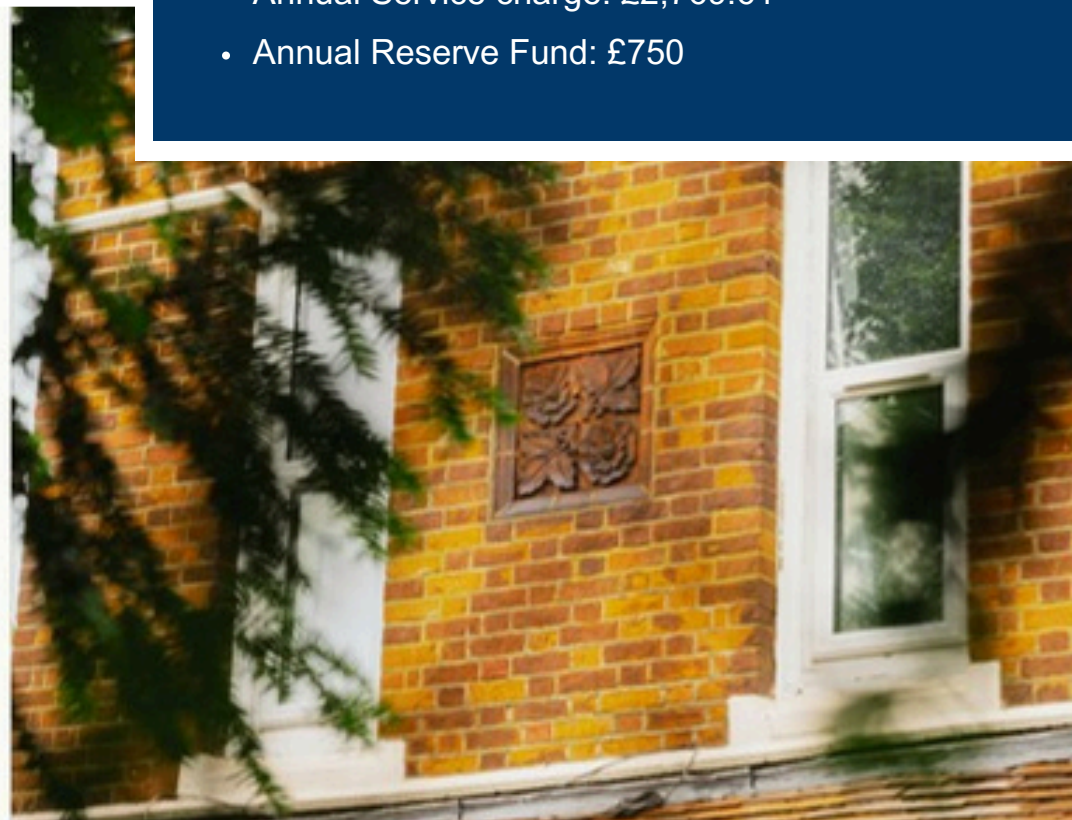
Key Features

- Chain Free
- Recently refurbished

Lease Information

We are advised by the vendors:

- Lease length: 120 years remaining
- Ground Rent: Peppercorn (£0)
- Annual Service charge: £2,769.61
- Annual Reserve Fund: £750



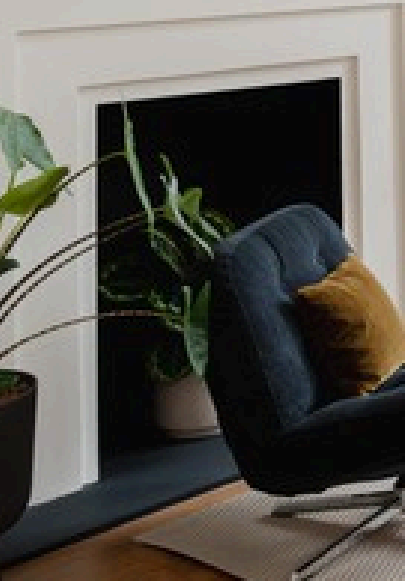
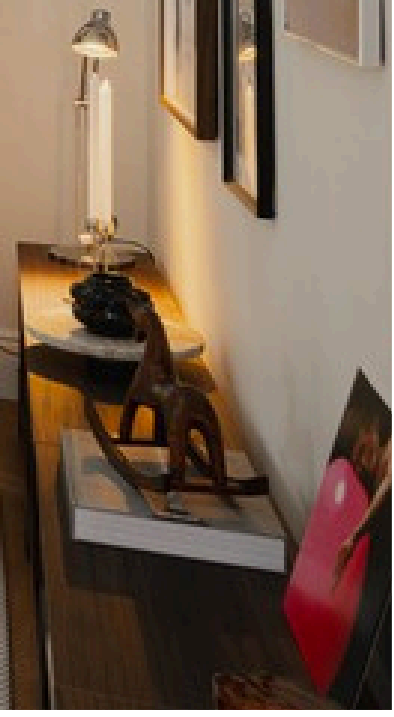
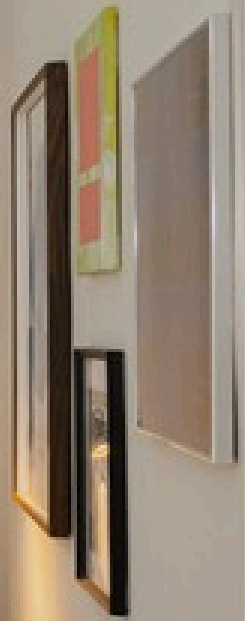
This is a home designed for modern lifestyles — equally suited to slow mornings with coffee, evenings spent entertaining friends in the well maintained communal rear garden, or quiet weekends enjoying the comfort of a space that feels entirely your own.

At its heart, the open and welcoming living space has been designed to maximise both comfort and connection. Filled with an abundance of natural light cascading in from the large windows overlooking the rear communal garden and finished with an understated elegance, it offers a setting that feels both contemporary and enduring.



The kitchen sits seamlessly within the home, combining thoughtful functionality with striking design. Beautifully finished and ready to use from day one, it reflects the wider philosophy of the apartment: simplicity, quality and attention to detail.

The bedroom provides a calm and restorative retreat from the pace of city life. Carefully considered proportions and a serene atmosphere create a space that encourages relaxation, while the beautifully appointed bathroom introduces a boutique-hotel feel to everyday routines.



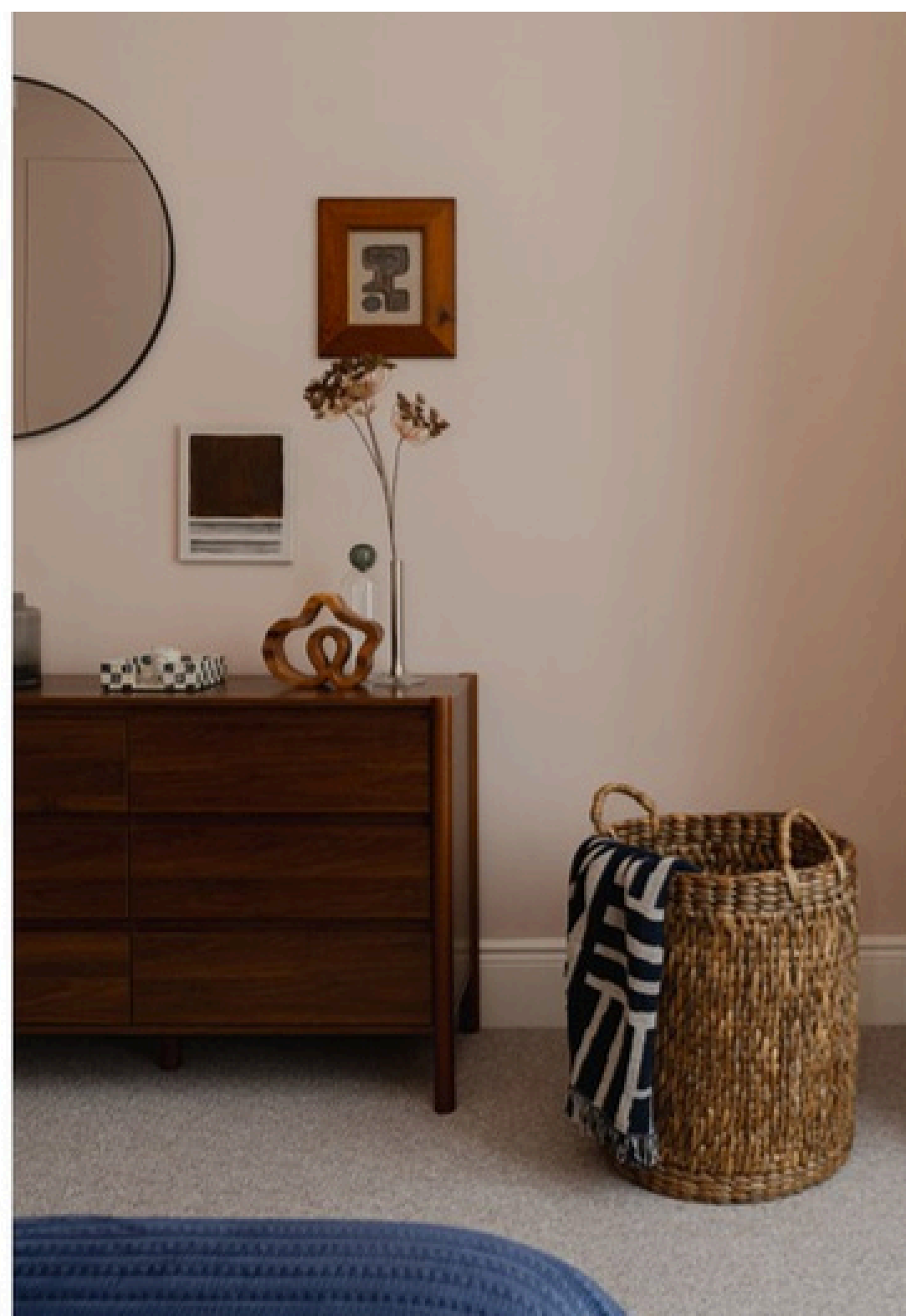


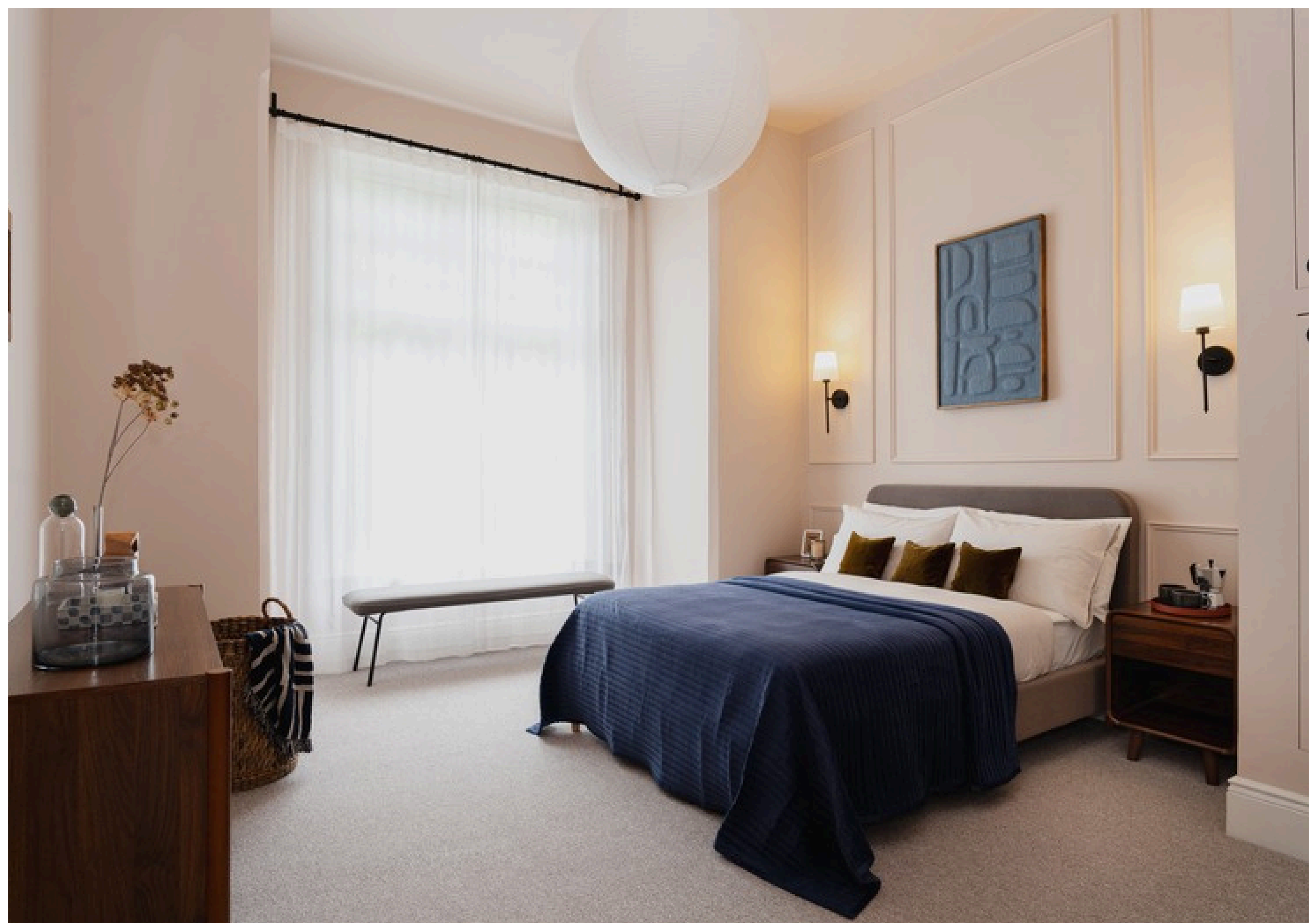


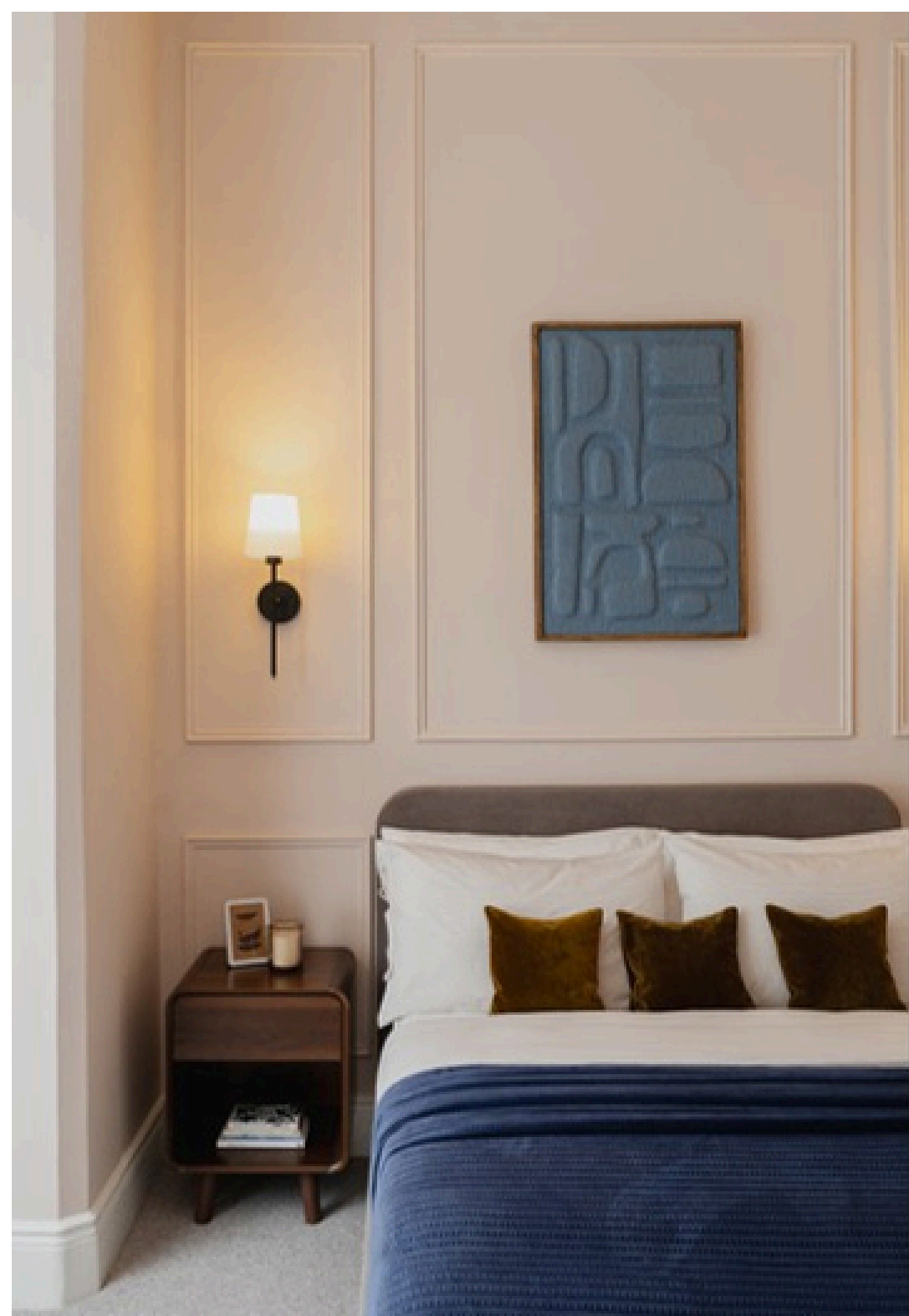


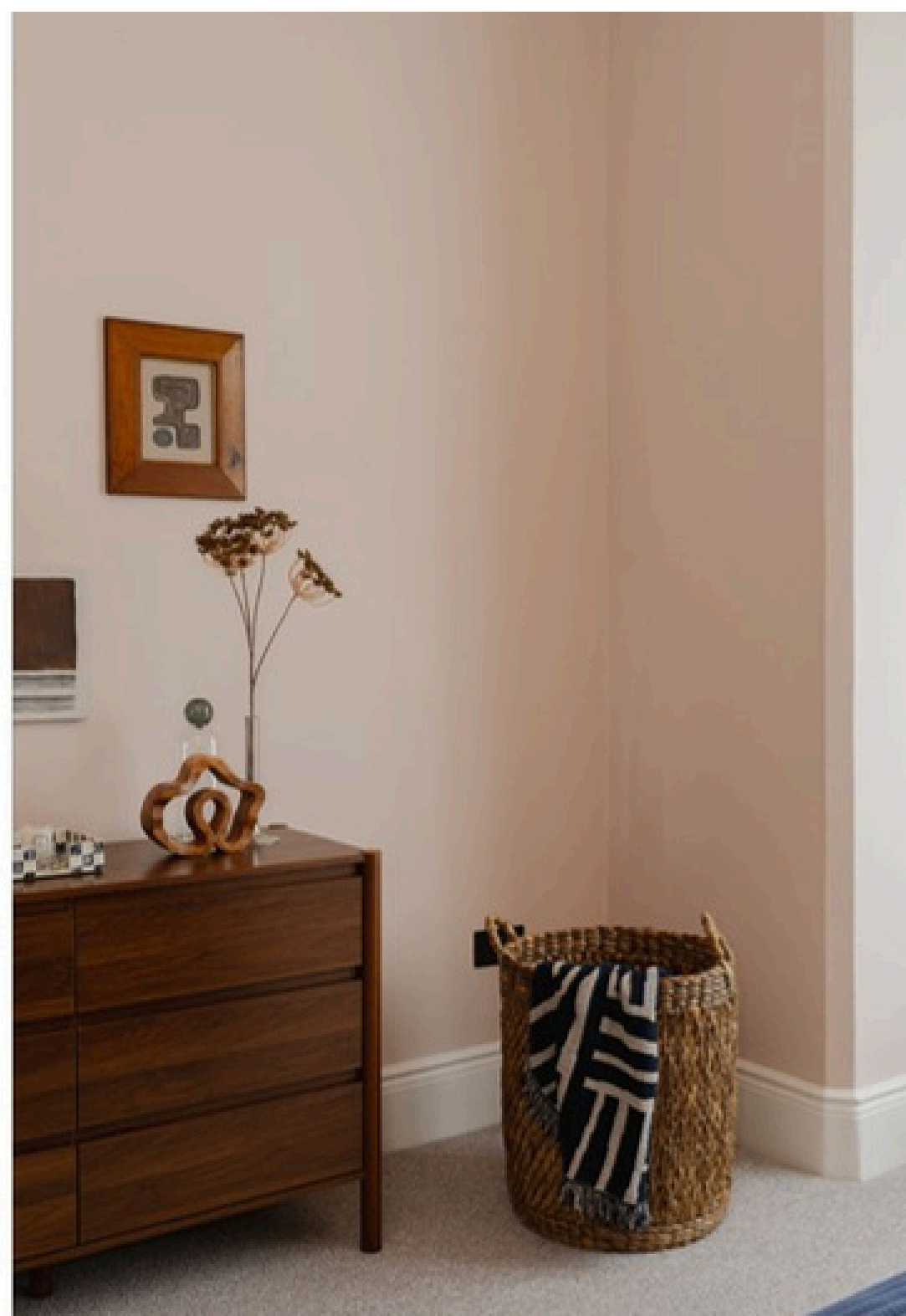


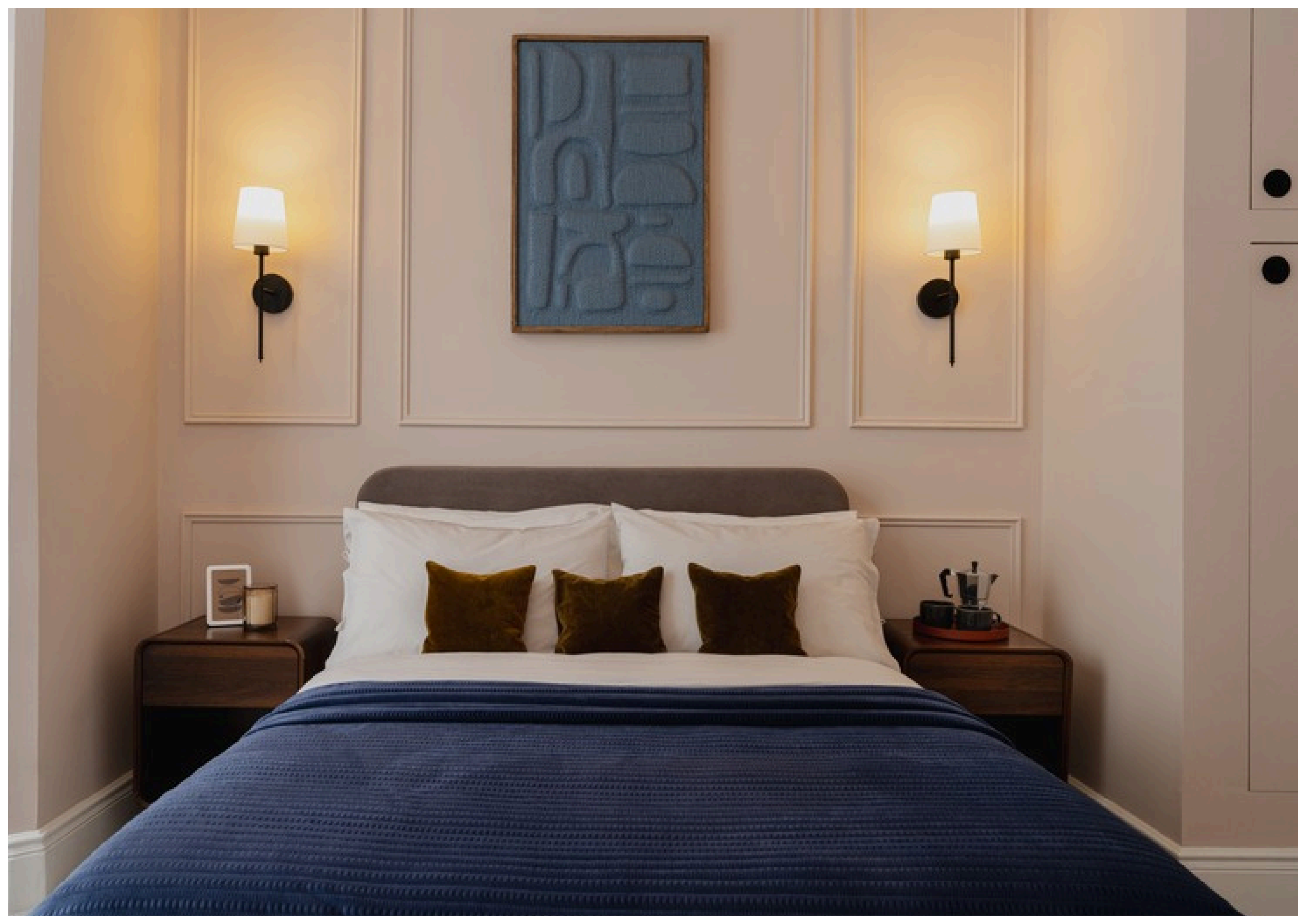










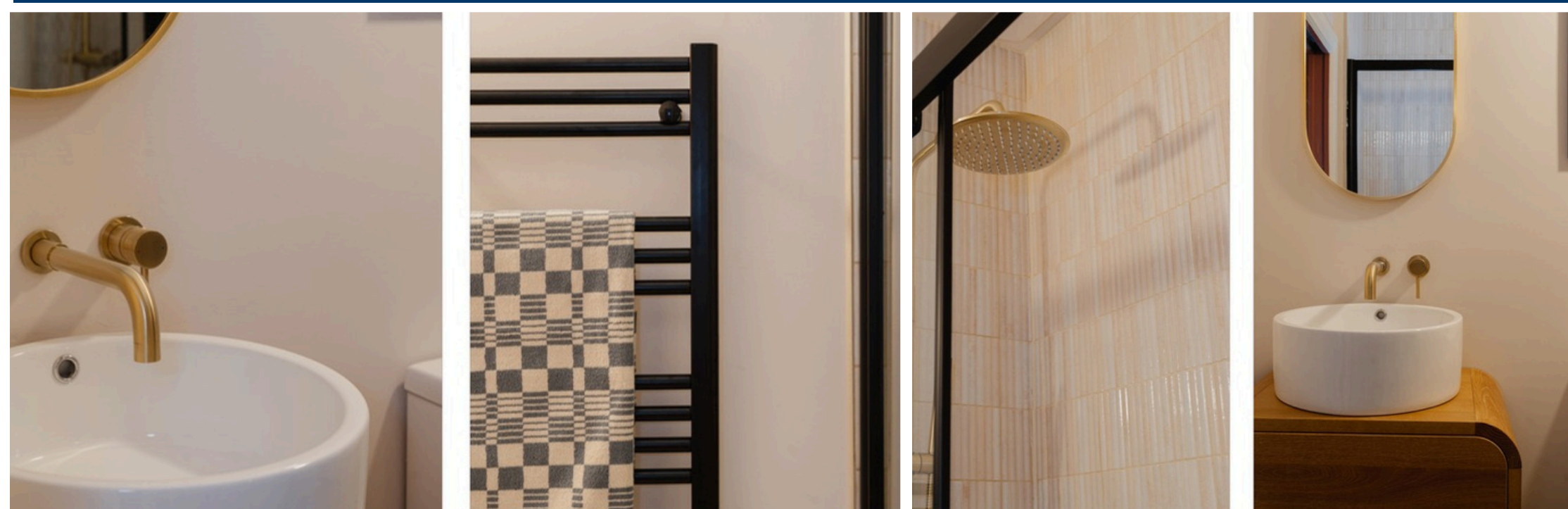


For first-time buyers in particular, the appeal is immediate. The work has already been done. The decisions have already been made. The design, finishes and refurbishment have been carefully considered, creating a genuinely turn-key home where every element feels intentional.

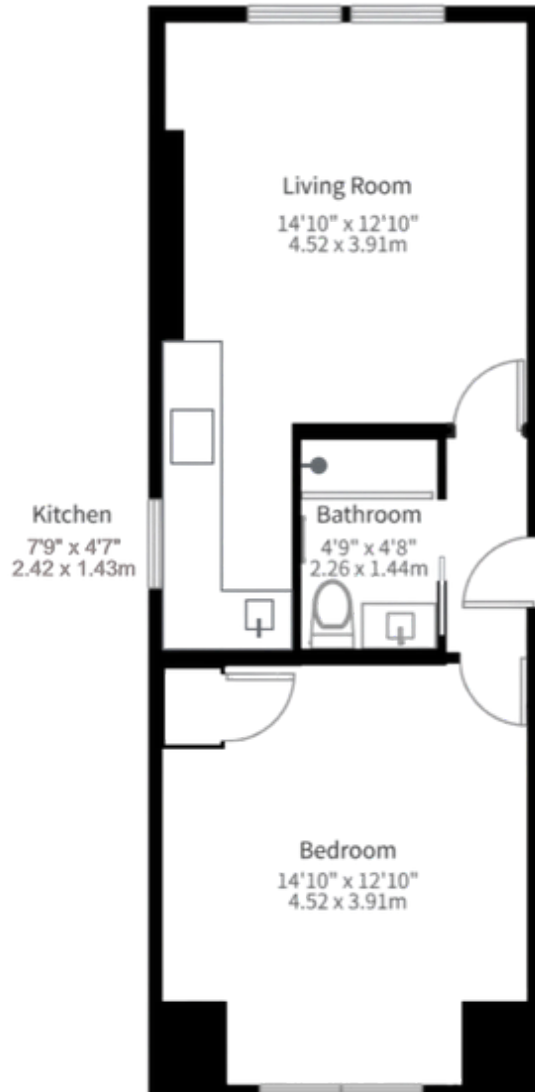
Beyond the apartment itself, South Norwood continues to attract a growing community drawn to its unique blend of creativity, connectivity and neighbourhood character. Independent cafés, restaurants and local favourites sit alongside expansive green spaces, while the vibrant lifestyle destinations of Crystal Palace remain close at hand. Convenient transport links provide straightforward access into Central London, making the area increasingly popular with young professionals seeking a more considered way of living.

More than simply a one-bedroom apartment, this is a home for those who value thoughtful design, quality craftsmanship and spaces that feel as good as they look.

A home that is ready for its next chapter from the moment you walk through the door.



Floor Plan & EPC



Ground Floor

Net Floor Area: 45.89m²

Disclaimer

We are advised by the vendor that the property forms part of a building that has been subject to structural movement. An insurance claim is currently ongoing in relation to this matter, and we are advised that the underlying cause of the movement has now been identified and addressed, and monitoring results, which ended in September 2025 show that the mitigation was successful and the property is stable.

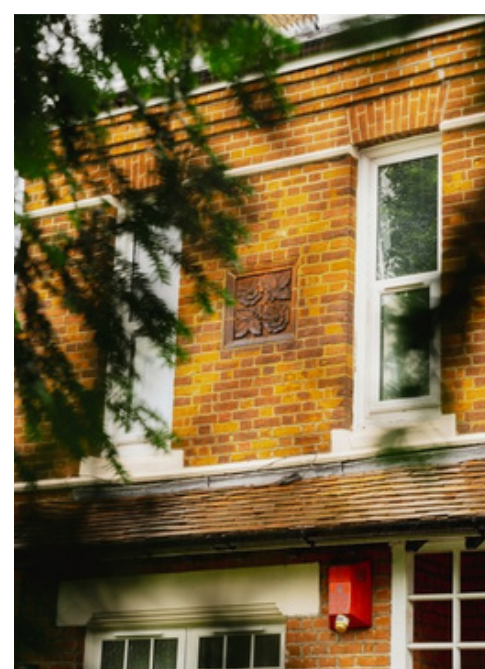
A schedule of remedial works has been produced which include remedial works to the subject property. A certificate of structural adequacy (COSA) is expected post completion of remedial works.

Any prospective purchaser is advised to make their own enquiries and should consult with their proposed mortgage lender at an early stage, prior to submitting an offer, to confirm lending criteria and requirements relating to the above.

Property Summary

- EPC Rating: 54 E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		





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