







1 Bed Flat - Conversion located in South Norwood

£150,000 **Leasehold**

Northwoods

41C Grange Road
South Norwood
London
SE25 6TH

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- **One bedroom conversion flat**
- **UPVC double glazing**
- **Laminate wood flooring**
- **Entry phone system**
- **Approx 12' reception room**
- **First Floor accommodation**
- **Vacant possession**
- **We hold keys**
- **Popular sought after location**
- **Finance is available subject to T & C's**

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Situated in Grange Road in the charming area of South Norwood, this delightful one-bedroom flat offers a perfect blend of comfort and convenience. Situated on the first floor of a well-maintained conversion, the property spans an inviting 388 square feet and boasts a lovely view of Grangewood Park, providing a serene backdrop for your daily life.

The flat features a spacious reception room, ideal for relaxation or entertaining guests, and a well-appointed bedroom that ensures a peaceful night's sleep. The bathroom is functional and meets all your essential needs. Built in 1900, this property retains a sense of character while benefiting from modern amenities, including UPVC double glazing and a reliable gas central heating system, ensuring warmth and energy efficiency throughout the year.

With a lease of 83 years, this flat presents an excellent opportunity for first-time buyers or those looking to invest in a property close to the vibrant amenities of Crystal Palace. The area is well-connected, making it easy to explore the local shops, cafes, and parks, as well as providing access to public transport links for commuting into central London.

Entrance
Communal entrance Entryphone system.

Entrance hall
Built-in cupboard housing washing machine. Entry phone handset. Carpet as laid.

Reception room
12'3 x 10'5
UPVC double glazed windows to front. Radiator. Laminate wood flooring.

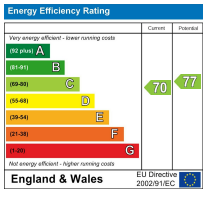
Kitchen
8'1 x 5'9
Open plan. UPVC double glazed window to front. Built-in oven, hob and extractor hood. Single drainer sink unit with drainer. Cupboard housing boiler. Laminate wood flooring.

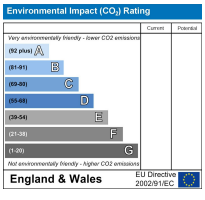
Bedroom
12'0 x 10'11
UPVC double glazed window to rear. Radiator. Recess spotlights. Carpet as laid.

Bathroom
UPVC double glazed window to side. Panelled bath with shower. Vanity wash hand basin. Low level WC. Radiator. Tiled flooring.

Tenure
"We are advised that the tenure is Leasehold with 83 years remaining awaiting service charge and ground rent details".







CONTACT

5 High Street
London
SE25 6EP

EMAIL

Info@northwoods.co.uk

TELEPHONE

020 8653 3377

northwoods.co.uk