1 bedroom
Terraced house
Ardent Close

Price: £245,000

Leasehold

- One bedroom, two storey home
- Set in landscaped gated area
- Ideally located for Crystal Palace, Norwood Lakes & Parklands
- New kitchen with appliances
- South-west facing front garden
- Dedicated private parking space
- Close to Norwood Junction
- Good loft space and cupboard storage to front
- Solely electric, no gas
- Viewing recommended- chain free sale

Northwoods

Ardent Close
London
SE25 6SR

Situated in the serene Ardent Close, this charming one-bedroom house offers a delightful retreat from the bustling city life of London. Spanning 441 square feet, this purpose-built home is thoughtfully designed across two storeys, providing a comfortable and inviting living space.

The property features a well-appointed reception room, perfect for relaxation or entertaining guests, alongside a cosy bedroom and a modern bathroom. The flat is set within a beautifully landscaped gated community, ensuring both privacy and a pleasant environment.

Located in South Norwood, this residence strikes an ideal balance between tranquillity and accessibility. Residents can enjoy the peaceful surroundings while benefiting from excellent transport links. Norwood Junction station is just a ten-minute walk away, providing direct services to London Bridge in a mere ten minutes and easy connections to Victoria. Additionally, a variety of local bus routes are available within a short stroll and the superloop stop is one minute away, including services to Lewisham, Croydon, Thornton Heath, and Crystal Palace.

This property is perfect for those seeking a quiet yet connected lifestyle in South London. Whether you are a first-time buyer or looking for a rental opportunity, this flat presents an excellent choice for modern living. Don't miss the chance to make this lovely home your own.

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Open Plan Kitchen/Reception Room

16'9" x 13'3"

This open plan kitchen and reception room combines modern design with practical elegance. The kitchen is softly finished with light cabinetry and complemented by wooden worktops and white subway tiled splashbacks. The space is naturally bright, with windows allowing daylight to fill the room and highlight the light-toned herringbone flooring. The reception area comfortably accommodates seating and dining furniture, creating a warm and inviting atmosphere ideal for relaxing or entertaining. A staircase rises neatly from the corner, subtly separating the living space without breaking the open feel.

Bedroom

13'3" x 10'0"

Bright and peaceful, this bedroom offers a restful environment with soft carpeting and pale walls. A large window invites natural light, enhancing the airy feel. The room comfortably fits a double bed with bedside tables either side and additional furniture such as a desk and drawer unit. The simple, uncluttered design promotes calm and relaxation, making it a perfect private retreat.

Bathroom

The bathroom features a classic white suite with a bath and a shower screen, a toilet, and a basin set into a wooden shelf that runs the length of one wall. White subway tiles line the walls up to mid-height, complemented by darker floor tiles, creating a clean and contemporary look. A large mirror above the basin adds to the sense of space and light in this practical yet stylish room.

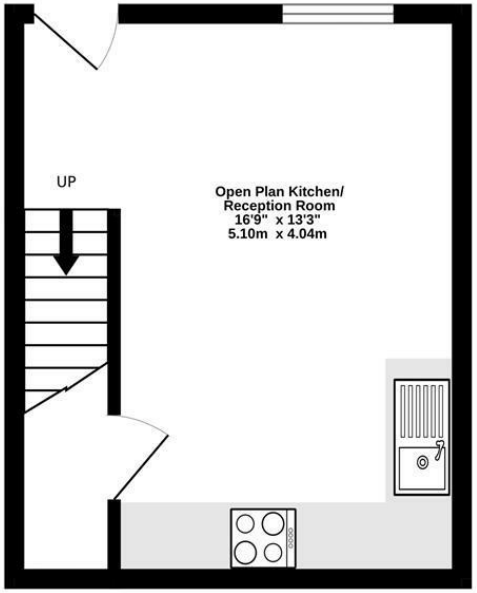
Rear Garden

The rear garden provides a pleasant outdoor space enclosed by wooden fencing and mature greenery, offering a peaceful view and a sense of privacy. It has a lawn area with some trees and shrubs, ideal for outdoor relaxation or gardening while enjoying the open sky above.

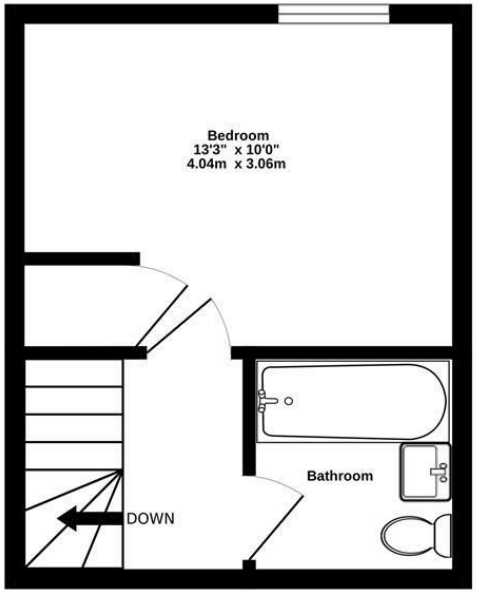
The Legal/ Financial Information

82 year lease with ability to extend through legal exchange / completion process -ground rent charge £110 per year - Service charge which includes maintenance of communal landscaping and building insurance £1,240 per year or £109 per month - solely electric property with no gas - Bills approximately £60 per month (based on my current usage) - Council tax band C- £2,311 annually or £192 per months approximately.

Ground Floor
222 sq.ft. (20.6 sq.m.) approx.



1st Floor
222 sq.ft. (20.6 sq.m.) approx.



Ardent Close, South Norwood, SE25

TOTAL FLOOR AREA : 444 sq.ft. (41.3 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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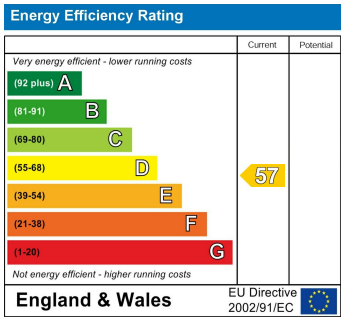

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