



Southcote Road, SE25
London

Guide Price
£300,000

Bedrooms: 1 | Bathrooms: 1 | Receptions: 1

Please Quote Ref AA1262 For All Enquiries – Guide Price £300,000-£325,000.

Offering charm, character and modern design throughout, this beautifully presented one-bedroom Victorian conversion is ideally positioned just minutes from Norwood Junction station, tram stops and the local high street.

Accessed via your own private front door, the ground floor maisonette offers over 500 sq ft of well-proportioned and stylish living space.

The reception room sets the tone immediately – wood-effect flooring, high ceilings, feature fireplace, and large french doors overlooking the private garden. It's the perfect blend of period warmth and contemporary comfort.

The thoughtfully designed kitchen features sleek units, integrated appliances, and bespoke shelving that adds a country-modern feel.

The bathroom, with walk-in shower, has been cleverly reconfigured to maximise space and now offers a clean, contemporary finish.

The generous double bedroom is flooded with natural light and includes custom-built wardrobes, creating a calm and practical space to unwind.

Outside, the private south-west facing garden offers a peaceful escape, with a newly laid porcelain patio extending the living space and offering a versatile area for outdoor dining, entertaining and relaxing during warmer months. A substantial outbuilding provides further space – ideal for use as a home office, summerhouse, gym, workshop, or simply for extra storage.

Southcote Road is perfectly placed for local amenities and popular schools, including St Thomas Becket Primary and Oasis Academy Shirley Park. Nearby Norwood Junction station provides fast and frequent links into London Bridge, London Victoria and Shoreditch High Street. Two local tram stops give easy access to Croydon, Wimbledon and Beckenham.

A charming home with real character and modern comfort – ready to move into and enjoy straight away.





