



Orchid House Whitworth Road, London SE25 6XN

welcome to

Orchid House Whitworth Road, London

The apartment features a bright and modern open-plan living space to the rear, designed to maximise light and flow, with direct access to its own private garden — ideal for entertaining, relaxing, or home working with outdoor space. The sleek high-gloss kitchen is finished to an excellent standard and benefits from soft-close units, integrated appliances and an electric hob.

The bathroom is fully tiled and thoughtfully finished with fitted units and innovative Dyson Airblade taps with integrated hand dryers, adding a touch of luxury to everyday living. The bedroom is well-proportioned and quietly positioned, making the property both practical and comfortable.

Perfectly positioned for commuters, Norwood Junction station is within easy reach, providing fast and frequent services to London Bridge, Victoria, Clapham Junction and Shoreditch High Street, making this an ideal base for accessing Central and East London. A variety of local amenities, cafés and supermarkets are nearby, while green spaces such as South Norwood Country Park and Norwood Grove offer excellent outdoor leisure options.

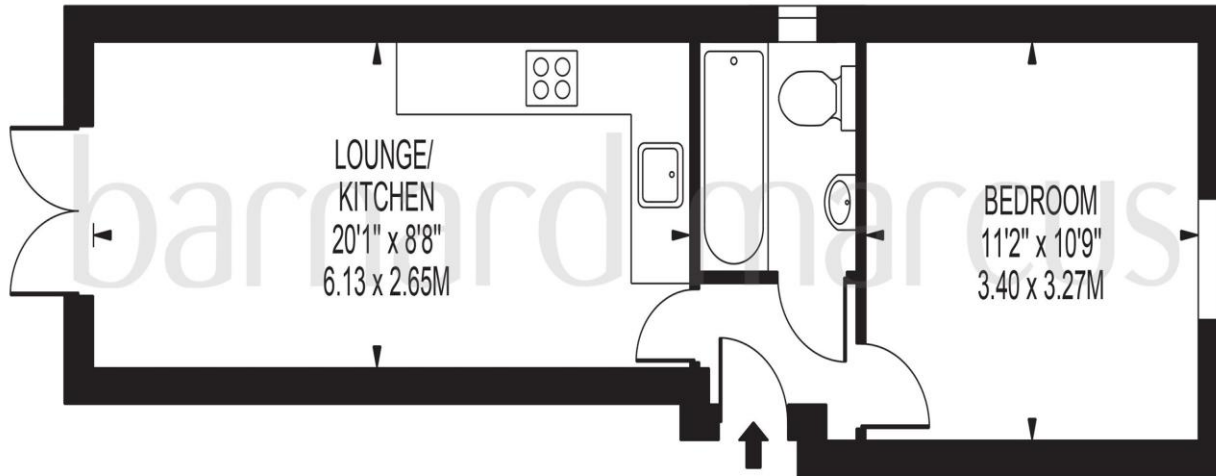
This property represents a fantastic opportunity for first-time buyers or buy-to-let investors, with potential rental income of up to £1,300 pcm.

Agents Note: "Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



ORCHID HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 357 SQ FT - 33.15 SQ M



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



welcome to

Orchid House Whitworth Road, London

- One-bedroom apartment
- Ground floor
- Open-plan living
- Direct access to private garden
- Integrated appliances & electric hob
- Close to Norwood Junction station & amenities

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1000.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 02 Dec 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£240,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114722



Property Ref:
THH114722 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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