



2 Bed Flat - Purpose Built  
located in South Norwood

£275,000

Leasehold with Share of freehold



Sunnybank  
 South Norwood  
 London  
 SE25 4TH

- 2 cosy bedrooms
- 1 modern bathroom
- Spacious reception room
- Purpose-built flat
- 700 sq ft living space
- Built in 1975
- Near South Norwood amenities
- Close to transport links
- Ideal for small families
- Viewing recommended

This charming purpose-built flat located in The Berkeleys, Sunny Bank, South Norwood. Spanning an impressive 700 square feet, this delightful residence features a spacious reception room, two comfortable bedrooms, and a well-appointed bathroom. Built in 1975, the flat offers a blend of modern living with classic design. Ideally located for local shops and within easy walking distance to Norwood Junction Mainline / Over ground station. Don't miss the opportunity to make this lovely flat your own.



### Entrance hall

Hallway. Entry phone. Radiator. Storage cupboard.

### Reception room

13'0 x 12'11  
 Double glazed window to rear. Radiator.

### Kitchen

12'11 x 7'1  
 Double glazed window to rear. Range of wall and base units with work surfaces over. Electric oven and hob. Extractor hood. Space for fridge/freezer.

### Bedroom one

12'1 x 10'0  
 Double glazed window to rear. Radiator.

### Bedroom two

12'11 x 8'1  
 Double glazed window to rear. Radiator.

### Bathroom

Double glazed frosted window to side. Services for washing machine. Panelled enclosed bath. Shower unit. Pedestal wash hand basin. Low level WC. Heated towel rail. Extractor fan.

### Authority

London borough of Croydon Band C £2311.03

### Tenure

"We are advised by the vendor(s) that the tenure is Leasehold with a share of Freehold" (Awaiting verification)"

### CONTACT

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### EMAIL

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Standard	Current	Standard
61	72	A	A
<p>100-91% A            81-91% B            62-81% C            43-61% D            23-42% E            9-22% F            1-8% G</p> <p>100-91% A            81-91% B            62-81% C            43-61% D            23-42% E            9-22% F            1-8% G</p>		<p>100-91% A            81-91% B            62-81% C            43-61% D            23-42% E            9-22% F            1-8% G</p>	
<p>EU Directive 2002/91/EC</p>		<p>EU Directive 2002/91/EC</p>	