



1 Bed
Flat - Conversion
Penge Road
South Norwood

Asking price £195,000
 Leasehold - Share of Freehold

- One bedroom ground floor conversion flat
- Bright and accommodating open plan lounge and kitchen
- Own private garden to front
- Allocated off street parking to rear
- Gas central heating system
- Close to Norwood Junction Station
- Share of freehold
- Ideal investment/First time buy
- Ideal location for amenities



Penge Road
South Norwood
London
SE25 4EX

Situated in Penge Road in the vibrant area of South Norwood, this charming one-bedroom newly decorated ground floor flat offers a delightful blend of comfort and convenience. As you enter, you are welcomed into a well-proportioned reception room, perfect for relaxation or entertaining guests. The flat features a spacious bedroom, providing a peaceful retreat at the end of the day, and a well-appointed bathroom that caters to all your needs.

One of the standout features of this property is its own front garden, a rare find in a flat, allowing you to enjoy a touch of outdoor space. Additionally, the flat comes with allocated parking at the rear, making it an ideal choice for those with a vehicle. The property benefits from gas central heating, ensuring warmth and comfort throughout the colder months.

This flat is offered with a share of freehold and is chain-free, making it an attractive option for first-time buyers or those looking to downsize. Its prime location is particularly advantageous, as it is within easy reach of Norwood Junction Railway/Over ground Station, providing excellent transport links to central London. Furthermore, local bus routes and a variety of amenities are just a stone's throw away, enhancing the convenience of daily living.

Entrance

Front door Entry phone

Entrance Hall

Laminate flooring, Entry phone handset.

Reception room

17'5 x 14'2

Sash windows to front with shutters. Wall mounted boiler.
Two radiators. Laminate wood flooring.

Kitchen

Open plan. Range of wall and base units with work surfaces over. Single drainer sink unit. Built-in oven, hob and extractor hood. Space for washing machine and fridge/freezer.
Laminate wood flooring.

Bedroom

12'10 x 8'7

Sash windows to front. Built-in wardrobes. Radiator. Carpet as laid.

Bathroom

8'3 x 6'3

Window to side. Bath with mixer taps and shower. Low level WC. Vanity wash hand basin. Heated towel rail. Local tiling.

Garden

Sole use of front garden.

Parking

Allocated parking space to rear.

Tenure

"We are advised by the vendor(S) the the tenure is Leasehold with a Share of Freehold. Remaining lease term 88 years.
Ground rent Pepper corn. Service Charge £1867pa including building insurance."

Authority

London Borough of Croydon Band B £2022.15



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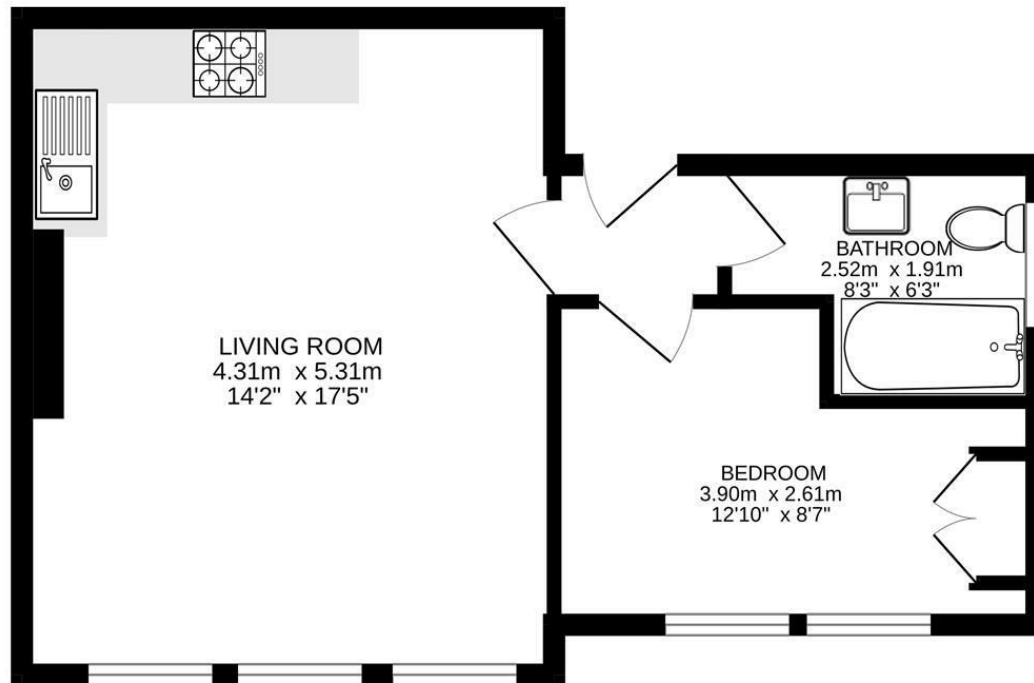


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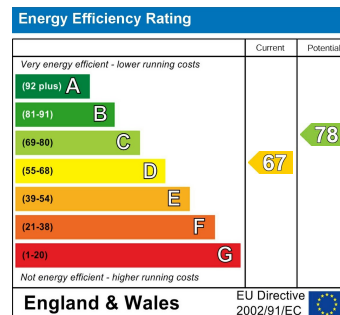
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Ground floor
37.0 sq.m. (398 sq.ft.) approx.

TOTAL FLOOR AREA : 37.0 sq.m. (398 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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