



2 Bed
Flat - Conversion
 Clifton Road
 South Norwood
 £1,795 Per
 calendar month

- 2 double bedrooms
- Cottage 'feel' charm
- Private patio garden
- Lounge and dining room
- Beautifully presented home
- Located on Clifton Road
- Built in 1900
- 484 sq ft space
- Off Road Parking
- Viewing recommended



Clifton Road
South Norwood
London
SE25 6NJ

This delightful two-bedroom garden flat offers a unique cottage feel that is both inviting and stylish. Spanning an area of 484 square feet, this beautifully presented property is perfect for those seeking a comfortable and cosy home.

Upon entering, you are greeted by a warm and welcoming lounge and dining room, ideal for relaxing or entertaining guests. The space is thoughtfully designed to maximise light and comfort, creating an atmosphere that feels both spacious and intimate. The two double bedrooms provide ample space for rest and relaxation, making this flat suitable for individuals, couples, or small families.

One of the standout features of this property is the private patio garden, a serene outdoor space where you can enjoy a morning coffee or unwind after a long day. This garden adds a touch of nature to your living experience, allowing you to enjoy the fresh air in the comfort of your own home.

Built in 1900, this house retains a sense of character and charm, while also offering modern conveniences. Its location on Clifton Road places you within easy reach of local amenities, transport links, and the vibrant culture of London. Viewing recommend - Available August.



Entrance

Front door. Access to:-

Reception area

11'8 x 9'5

Double glazed window to Side. Double glazed patio doors to garden. Laminate flooring.

Dining area

9'2 x 5'11

Two radiators.

Kitchen

8'0 x 7'11

Double glazed window to rear. Range of wall and base units with work surfaces over. Stainless steel single drainer sink unit. Washing machine. Dishwasher. Fridge/freezer. Electric oven. gas hob. Extractor hood. Splash back tiling. Radiator.

Bedroom one

12'8 x 11'8

Double glazed angular bay window to front. Radiator. Laminate flooring.

Bedroom two

13'6 x 6'5

Double glazed window to side. Radiator. Laminate flooring.

Bathroom

Vanity wash hand basin. WC. Panelled enclosed bat. Shower unit. Extractor fan. Heated towel rail.

Garden

Patio garden. Side access. Communal garden.

Parking

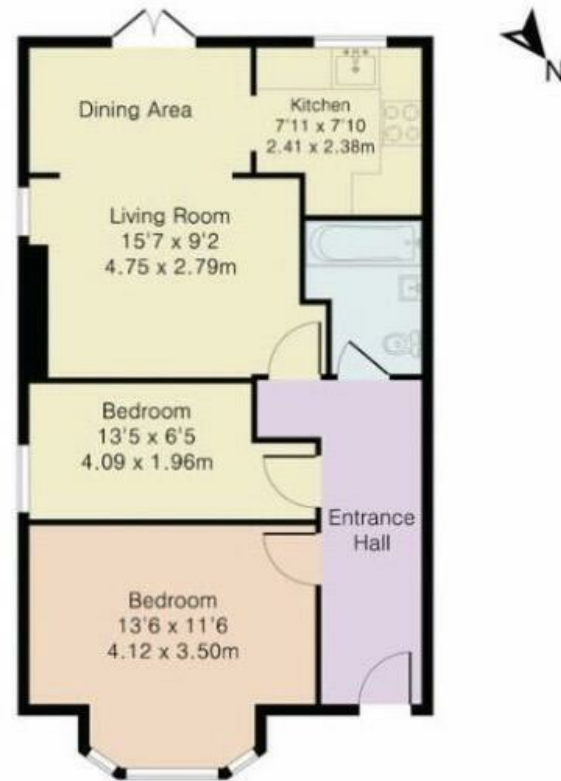
Parking space to front.

Authority

London Borough of Croydon. Band B £2022.15



Approximate Gross Internal Area 580 sq ft – 54 sq m



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	75	77
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

