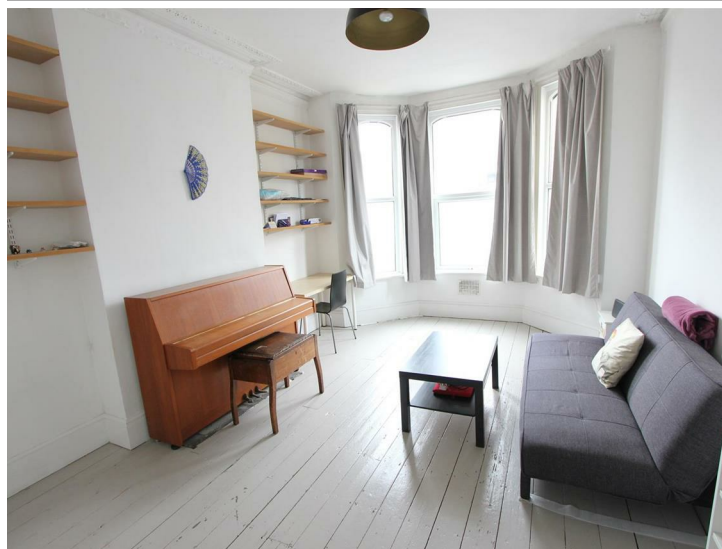


South Norwood Hill, London, SE25 6AB



## Flat - Conversion

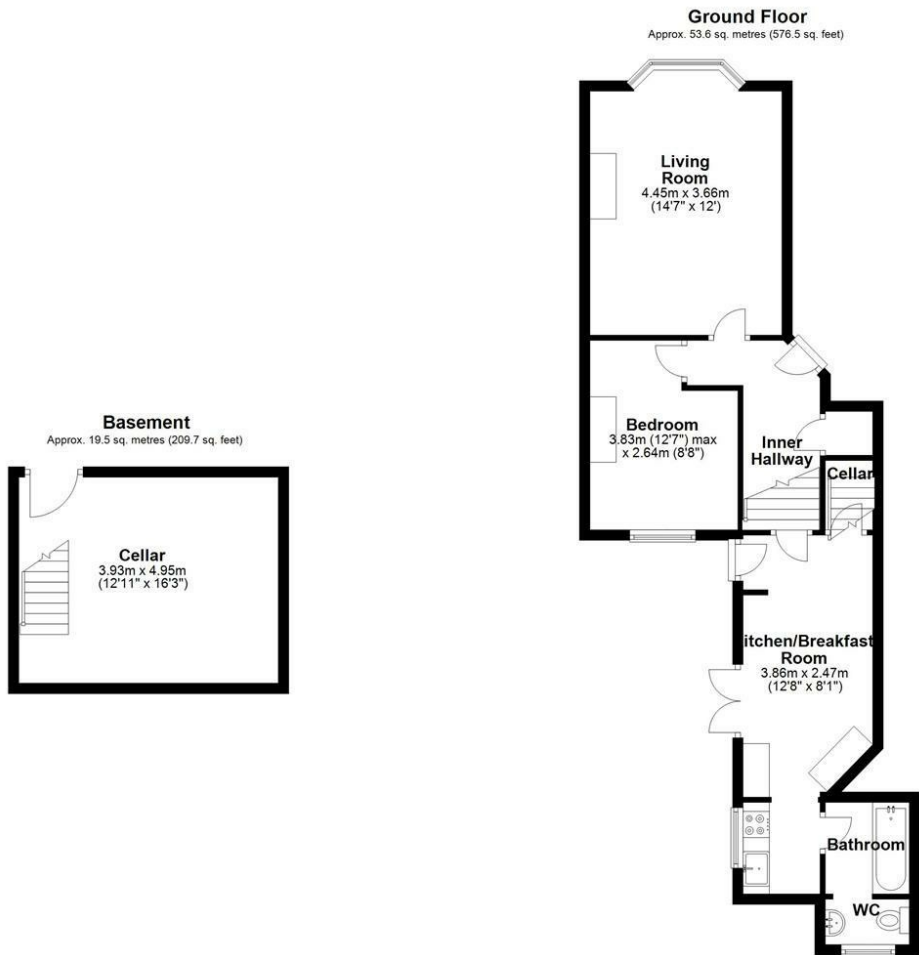
- Imposing Character Style Conversion Flat
- Own Private Garden
- Very convenient for Norwood Junction BR/Overground Station
- Separate kitchen off of dining room
- Early Viewing Advised
- Good size living room
- Gas Central heating
- Must be seen to be appreciated
- Convenient for Norwood High Street
- Long Lease

# South Norwood Hill, London, SE25 6AB

ONLINE VIDEO TOUR AVAILABLE - PLEASE ASK FOR FURTHER DETAILS

CHARMING CHARACTER STYLE ONE BED GROUND FLOOR CONVERSION FLAT with lovely PRIVATE REAR GARDEN offered to the market with no onward chain. Boasting a large front reception room with large bay window, good size bedroom overlooking the rear garden and a further Reception/dining room leading into the kitchen with a range of wall and base units.. Further benefits include basement, gas central heating and double glazing. We hold on file a structural survey, please ask for details. The property is very conveniently positioned for local amenities including South Norwood High Street with its cafes and restaurants along with Norwood Junction/BR Overground station. This flat is a lovely flat and in our opinion will not be on the market for long! View the video and contact us for further details.

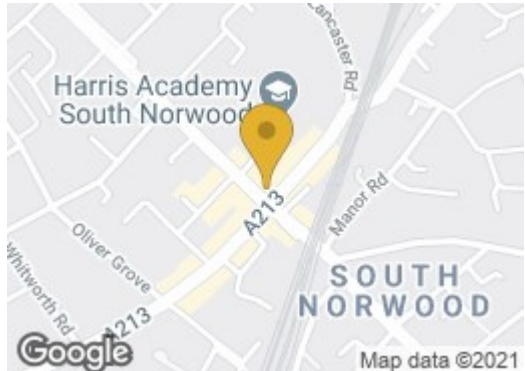
Leasehold - 99 years from 16 May 2014  
Service Charges - £450  
Ground Rent - £250



Total area: approx. 73.0 sq. metres (786.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given, this plan is for illustration purposes only. Plan produced using PlanUp.

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



Whilst you are at liberty to use any firm of solicitors of your choice, Homecastle can, if requested, recommend solicitors.

If you choose Cook Taylor Woodhouse solicitors from our list, Homecastle will receive a £150 referral voucher.

If you require clarification on any point please contact us particularly if travelling some distance to view. All services appliances, fittings and central heating etc (if applicable) have not been tested by our company. Measurements are taken by laser tape to the widest point of the room, are approximate and may be subject to a margin of error. Lease, ground rent, maintenance and garden details (if applicable) cannot at present be relied upon as being correct. We are awaiting clarification from the vendor's solicitors. The description of this property is only the opinion of our Company.