

Whitworth Road, London, SE25 6XN



## Flat - Conversion

- Ground Floor Two Bedroom Character Conversion Flat with Own Garden
- Gas Central Heating With Radiators
- Good Sized Living Room With Open Plan Kitchen
- Placed In An Imposing Detached Character House
- Neutral Decor
- Tree Lined Side Road
- Modern Fitted Kitchen
- No Onward Chain
- Contemporary Bathroom In White
- Very Convenient for Norwood Junction BR Overground Station

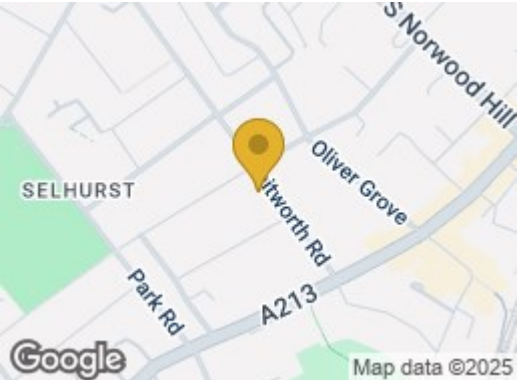
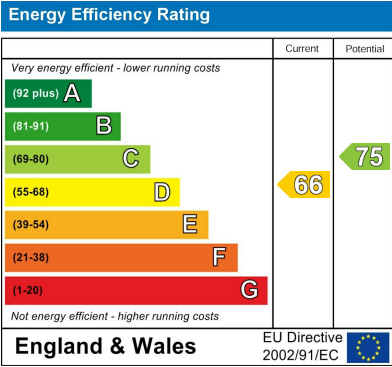
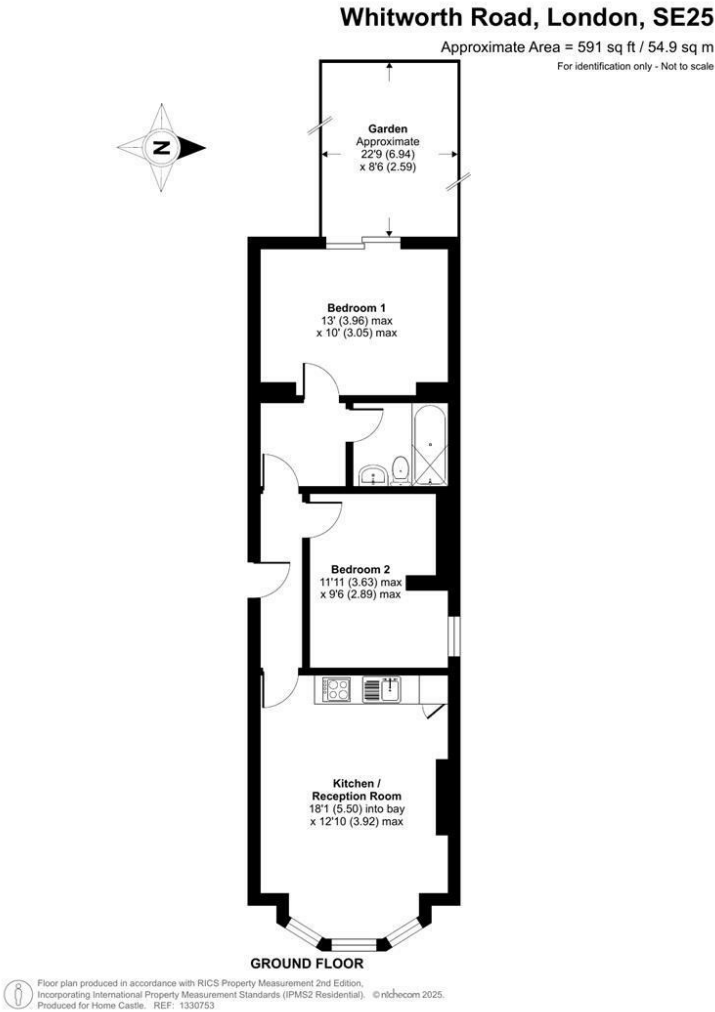
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Located in an imposing, detached period property, this spacious two-bedroom ground floor conversion apartment with own private garden offers a fantastic opportunity to own a charming home in the heart of South Norwood. Ideally positioned just moments from South Norwood High Street, the property enjoys close proximity to an eclectic mix of shops, including Costa Coffee and a popular craft beer store. The accommodation comprises a modern fitted kitchen that open plan into a generously sized living room, creating an ideal space for both relaxing and entertaining. There are two separate bedrooms, including a spacious main bedroom with double glazed doors providing direct access to rear garden. A contemporary white bathroom suite completes the accommodation. The area is well served by local transport links, with buses, the nearby Tram link at Harrington Road, and Norwood Junction BR/Overground Station offering fast and frequent connections to Central London. Offered to the market with no onward chain, the property is vacant and available for immediate viewing. Early inspection is highly recommended.

Tenure: Share of freehold - Lease Term: In excess of 900 years - Service charge: As & when basis - EPC Rating D - Croydon Council Tax Band B - Ground Rent: Peppercorn

We carry out best endeavours to make our marketing material accurate and reliable, however they do not form part of any contract and are not to be relied upon. Any buyers are advised to seek verification from their solicitor or surveyor.

For broadband and mobile phone coverage at the property in question please visit: <https://checker.ofcom.org.uk/>



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.