

Upper Grove, London, SE25 6JU



Offers In Excess Of £300,000



Flat - Conversion

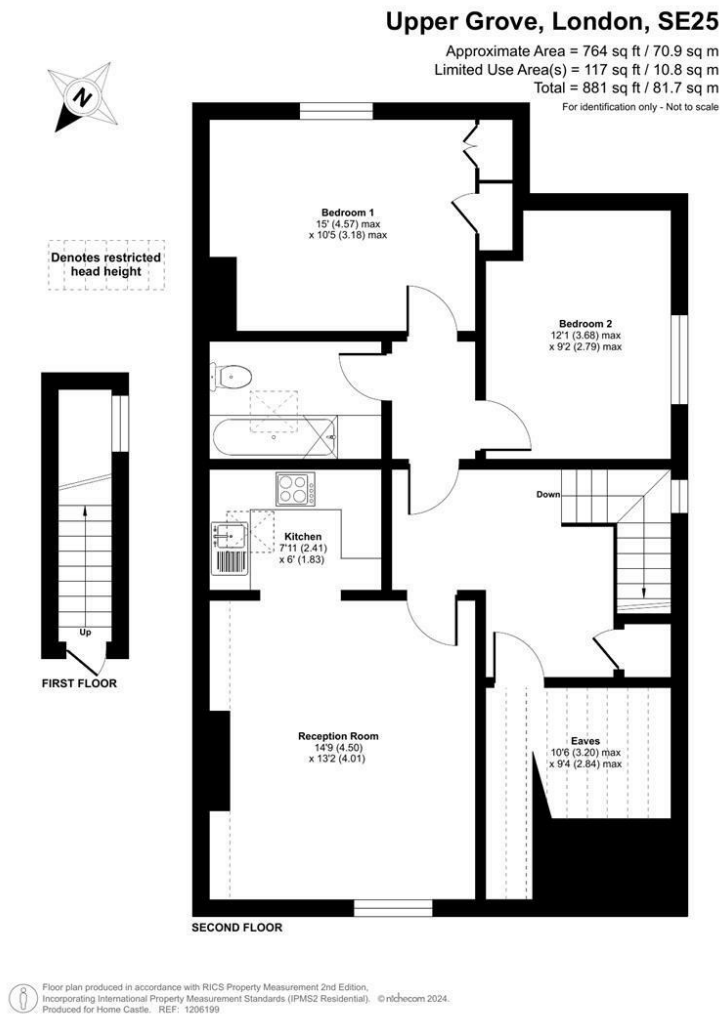
- Two Bedroom Conversion Apartment
- Very convenient for Norwood BR/Overground Station
- South Norwood High Street a stones Throw Away
- Gas Central Heating with Radiators
- Share of Freehold and new 999 year lease
- Own Section of Garden (overgrown - needs attention)
- Being offered to the Market Chain Free
- Tree Lined Side Road
- Double Glazing
- Must be Viewed Internally To be Appreciated

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This lovely two-bedroom conversion apartment is presented in excellent decorative order, offering both charm and functionality. The property welcomes you with a spacious hallway that can double as a dining area or home office, complete with handy storage in the eaves. The generously sized living room flows into a well-equipped kitchen, featuring a range of wall and base units, plus an oven and hob for convenient cooking. Both bedrooms are bright and airy, creating a relaxing atmosphere, and there's a modern white bathroom. Additional highlights include gas central heating, double glazing, and a private section of the rear garden, which does require attention. Located just a stone's throw from South Norwood High Street, this apartment is close to an array of shops, cafes, and Norwood Junction BR Overground station, offering excellent transport links to London—perfect for the busy commuter. Must be seen to be fully appreciate its appeal; early viewing is highly recommended.

Tenure: Leasehold - Lease term: will be sold with share of freehold and a 999 year lease - Service charge: no dedicated service charge - EPC Rating: D - Croydon Council Tax Band C - Ground Rent: £33.00 pa increases to £60.00 in 2042 - No pets allowed - on street permits available via the local authority

We carry out best endeavours to make our marketing material accurate and reliable, however they do not form part of any contract and is not to be relied upon. Council tax and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.
For broadband and mobile phone coverage at the property in question please visit: <https://checker.ofcom.org.uk/>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
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.