

Clifford Road, London, SE25 5JS



## Flat - Conversion

- Character Conversion Flat
- Two Bedrooms
- Double Glazing & Gas Central Heating With Radiators
- Very Near To Norwood Junction/Overground Station
- Fitted Kitchen
- Situated On The First Floor
- Side Road Position With Off Street Parking
- Good Sized Living Room With Fireplace Surround
- Entry Phone System
- Attractive Bathroom In White



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This charming first-floor, two-bedroom conversion flat is ideally located on a side road, offering both convenience and accessibility to local amenities. A standout feature is the very generously sized living room, providing ample space for both a lounge and dining areas. The separate fitted kitchen is well-equipped, complementing the attractive white bathroom and the two bedrooms are both light and airy. Additional benefits include off road parking, an entry phone security system along with double glazing and gas central heating with radiators, ensuring warmth and comfort throughout the year. Situated just a very short distance from Norwood Junction BR/Overground Station, the property enjoys excellent transport links, including frequent services to London, as well as nearby bus routes and the tram link. South Norwood High Street, with its diverse selection of shops and cafes, is also within easy reach. Early viewing is highly recommended to fully appreciate all this property has to offer.

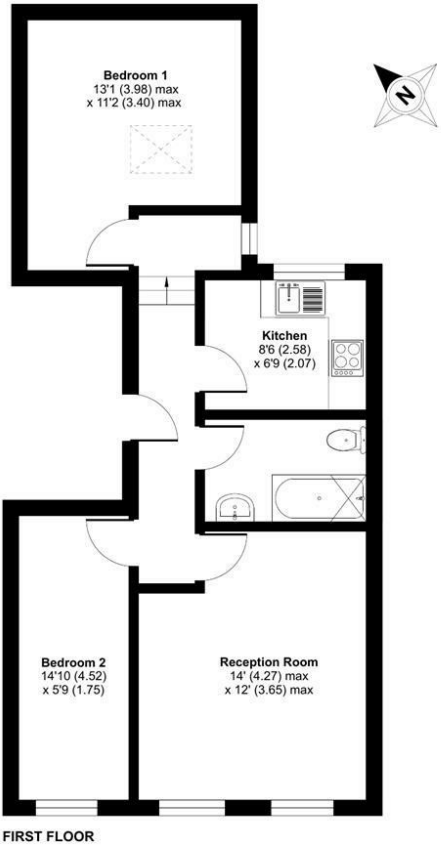
Tenure: Leasehold - Lease Term: 189 Years From 24th June 2006 - Service charge: £560 PA - EPC Rating C - Croydon Council Tax Band B - Ground Rent: £150 PA

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/>

## Clifford Road, London, SE25

Approximate Area = 562 sq ft / 52.2 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Home Castle. REF: 1262549

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>70</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.