



Warminster Road, SE25 | £700,000

020 8702 9333

crystalpalace@pedderproperty.com

pedder
We live local



In General

- Three / four bedroom townhouse
- No onward chain
- Pleasant elevated views
- Nearby Norwood Junction station
- Close to parkland
- Mature rear garden
- Off street parking

In Detail

A well presented three/four-bedroom mid-century townhouse, forming part of an exclusive terrace of just four homes, ideally positioned on a quiet and highly sought-after road moments from Norwood Park and its picturesque lakes.

Thoughtfully extended beyond its original design, the property offers a superbly proportioned 37ft open-plan reception space, creating a bright and versatile layout ideally suited to modern family living.

The ground floor features a contemporary, high-gloss white kitchen complete with integrated appliances and a breakfast bar, seamlessly opening into the main living area. This impressive space is enhanced by solid oak flooring, large skylights that flood the room with natural light, bespoke shelving, and double doors leading directly to the garden. A convenient guest WC completes this level.

On the first floor, there is a flexible reception/bedroom space, an additional bedroom, and a stylish family bathroom finished with popular metro tiling. The top floor comprises two further bedrooms, generous fitted storage, and a modern en suite shower room. From this level, the property enjoys stunning elevated views across the lake and surrounding parkland.

Externally, the property benefits from a mature rear garden with a patio seating area, ideal for quiet relaxation, along with off-street parking to the front.

The property is well located for the highly regarded Cypress Primary School, as well as excellent transport links via Norwood Junction (with fast connections to London Bridge in approximately 11 minutes). A community café and centre at the edge of the park further enhance the appeal, offering a perfect setting for pleasant, green surroundings.

Offered to the market with no onward chain.

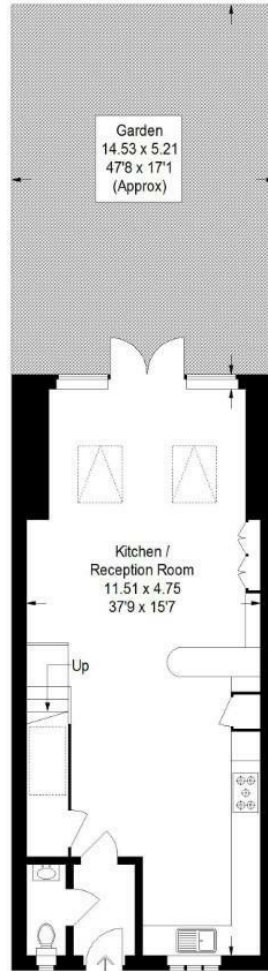
EPC: C | Council Tax Band: E |



Floorplan

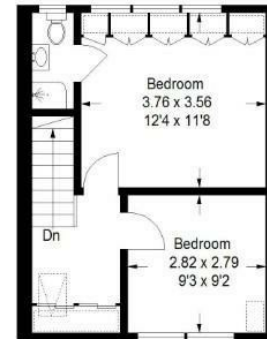
Silvermere Row, SE25

Approximate Gross Internal Area
126.0 sq m / 1356 sq ft

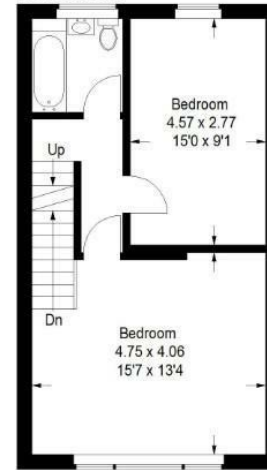


Ground Floor

Reduced headroom
below 1.5 m / 5'0"

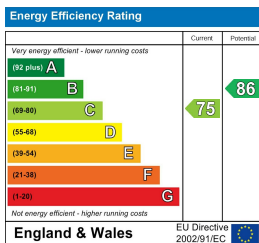


Second Floor



First Floor

Copyright www.pedderproperty.com © 2026
These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.