















## In General

- Two bedroom third floor apartment
- Lift
- Underfloor heating
- Balcony
- Communal Garden
- Bike Shed
- Nearby multiple transport links
- Off street parking

## In Detail

This stunning two bedroom apartment is situated on the third and top floor of a highly regarded modern development, offering an abundance of natural light and an immediately welcoming atmosphere. Tastefully finished throughout, the property presents an excellent opportunity to acquire a home that is both stylish and ready to move into.

The apartment extends to approximately 622 sq ft and features underfloor heating throughout, enhancing comfort and energy efficiency. The contemporary kitchen and bathroom are finished to a high standard, with the kitchen benefiting from a full range of integrated appliances to create a sleek, uncluttered living space.

The larger bedroom enjoys the added luxury of an en-suite shower room, while the second bedroom is well proportioned and versatile, suitable for use as a guest room, home office, or nursery. A built-in storage cupboard in the hallway provides valuable additional storage.

Further advantages include a private balcony overlooking beautifully maintained communal gardens, offering a peaceful outdoor retreat, as well as an offstreet parking space.

Residents benefit from excellent building amenities, including a lift, secure video entry system, and a dedicated bike shed, all contributing to convenient and secure modern living.

The location is particularly well connected, with Norwood Junction, Anerley, and Birkbeck stations all within walking distance, providing access to multiple mainline and Overground services. There are also bus routes conveniently located along the road, ensuring excellent transport links.

Overall, this property represents a comfortable and well-located first-time purchase, combining modern living, strong transport connections, and attractive surroundings.

EPC: C | Council Tax Band: C | Lease: 118 Years remaining | SC: £2,630pa | GR: £350pa | BI: TBC















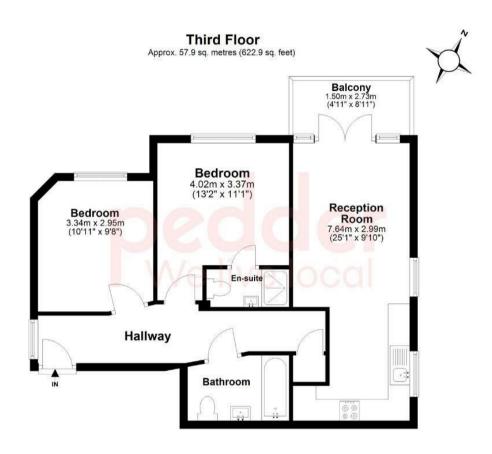








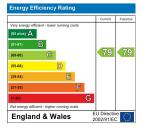
## Floorplan



## Total area: approx. 57.9 sq. metres (622.9 sq. feet)

Copyright www.pedderproperty.com 2024. These plans are for representation purposes only as Defined by RICS - Code of Measuring Practice. Not drawn to scale. windows and door measurements are approximate. please check dimensions, shapes and compass bearings before making any decisions reliant upon them.

Plan produced using PlanUp.



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.