



Ross Road, SE25 | £2,100 Per Calendar Month

020 8702 9333

[crystalpalace@pedderproperty.com](mailto:crystalpalace@pedderproperty.com)

**pedder**  
We live local



# In General

- 1350 sq ft
- First floor conversion
- Grand period building
- Balcony with impressive views
- Two large bedrooms plus study room
- High ceilings
- Communal garden
- Available late August

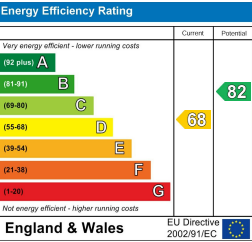
# In Detail

Occupying the entire first floor of this grand period building, offering 1350 sq ft of living space making this the ideal rental for a couple or professional sharers seeking the additional space whilst working from home.

Comprises large, bright reception room with balcony and impressive views of the surrounding area, kitchen, bathroom with shower above bath, two spacious bedrooms, plus additional study / nursery room. Complete with high ceilings, ample natural light and communal garden.

Ross Road, SE25 is ideally situated to the outdoor space of Grangewood Park, Norwood Lake and Grounds, and the amenities of South Norwood, plus the transport links of Norwood Junction (London Bridge, London Victoria, Gatwick Airport). The Triangle of Crystal Palace is also within close proximity and offers a wealth of shopping and dining options.

EPC: D | Council Tax: Croydon, band E | Holding Deposit: £484.61 | Security Deposit: £2,423.07 | Unfurnished | Available late August



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.

