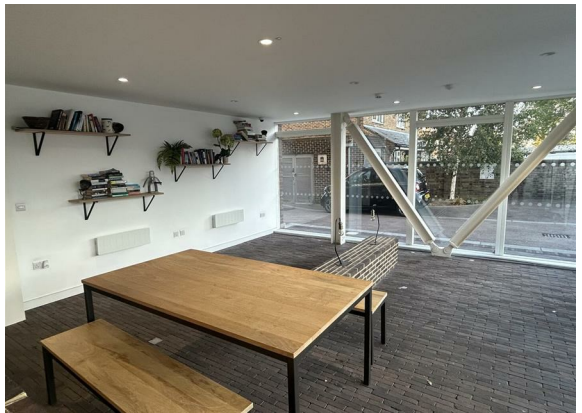


Studio flat
Purpose built
Cargreen Road
South Norwood

Asking price £170,000
Leasehold

- Prime SE25 location
- Modern ground floor studio flat
- Private patio area
- Fitted open plan kitchen
- Modern shower room
- Close to Norwood Junction
- Communal roof terrace
- Communal workspace
- Close to high street amenities







Northwoods

Cargreen Road
South Norwood
London
SE25 5FB

Situated on Cargreen Road in the vibrant SE25 area of London, this modern studio flat offers a unique blend of comfort and convenience.

As you enter this ground-floor flat, you will be greeted by a spacious reception area that seamlessly combines relaxation and socialising. The property features premium fixtures and fittings throughout, ensuring a contemporary living experience. The integrated kitchen appliances are included, providing both functionality and style. The bathroom is equipped with modern amenities, adding to the overall appeal of this delightful home.

One of the standout features of this property is the private patio area, perfect for enjoying a morning coffee or unwinding after a long day. Residents can also take advantage of the communal roof terrace, which offers lovely views and ample space for relaxation or social gatherings. Additionally, the communal reception and work area provide a versatile space for residents to utilise.

Conveniently located close to Norwood Junction, this flat offers excellent transport links into Central London and beyond. The nearby High Street is bustling with a variety of amenities, while Crystal Palace and Beckenham are just a short distance away, providing even more options for leisure and entertainment.

With the added benefits of no onward chain, this property is perfect for first-time buyers, or a buy-to-let opportunity.


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Entrance porch
Communal entrance. Entry phone system.

Entrance hall
Electrical entry phone key paid. Built-in cupboard. Laminate wood flooring.

Studio room/kitchen
17'8 x 11'6
UPVC double glazed window to rear. Laminate wood flooring. Range of wall and base units with worksurfaces over. Built-in oven, hob and extractor hood. Built-in fridge and dishwasher.

Shower room
Shower cubicle. Wall mounted wash hand basin. Low level WC. Vinyl flooring.

Patio garden
Patio area. Mainly paved.

Communal work space.

Tenure
"We are advised that the tenure is Leasehold with 116 years remaining. Ground rent and services charge TBA"

Authority
London Borough of Croydon. Band B £2022.15

**Please note that any services, heating system or appliances have not been tested, and no warranty
can be given or implied as to their working order. **

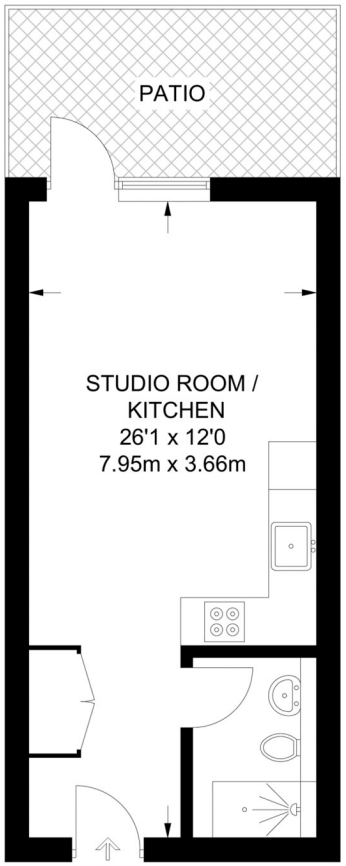

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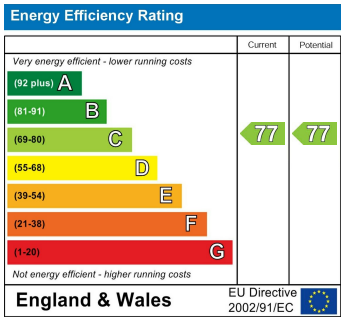
APPROXIMATE FLOOR AREA = 313 SQ FT / 29.1 SQ M
INCLUDING LIMITED USE AREA (2 SQ FT / 0.2 SQ M)



GROUND FLOOR

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential) FOXTONS.CO.UK

RICS Certified Property Measurer



CONTACT

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Northwoods