



**2 Bed  
Flat - Conversion  
Clifton Road  
South Norwood**

**Asking price  
£349,995**

**Leasehold**

- 2 double bedrooms
- Large Reception Room
- Fitted Kitchen
- UPVC Double Glazing
- Gas Central Heating
- Close proximity to Selhurst Station
- Convenient to Norwood Junction
- Communal gardens to rear
- Parking space to rear
- Ideal first time purchase/investment



Clifton Road  
South Norwood  
London  
SE25 6NJ

Situated in Clifton Road, is this delightful top-floor conversion flat offers a perfect blend of comfort and convenience. Spanning an impressive 667 square feet, the property features two spacious double bedrooms, making it an ideal choice for couples, small families, or professionals seeking a serene living space.

Built in 1900, this flat has been well-maintained and is presented in very good condition, ensuring that you can move in with ease. The reception room is inviting and provides a lovely area for relaxation or entertaining guests.

Situated close to a variety of shops, you will have everything you need right at your doorstep. Additionally, the flat is conveniently located near Selhurst Railway Station and Norwood Junction Railway Station, providing excellent transport links for those commuting into central London.

#### Entrance

Communal entrance. Entry phone system. Stairs to all floors.

#### Entrance Hall

Skylight window. Radiator. Laminate wood flooring.

#### Reception/Dining room

23'1 x 11'1

Velux window. UPVC double glazed window to rear. Two radiators. Laminate wood flooring. Storage cupboard.

#### Kitchen

9'10 x 6'7

Velux window. Range of wall and base units with worksurfaces over. Built-in oven and hob with extractor hood. Built-in washing machine and dishwasher. Space for fridge/freezer. Stainless steel single drainer sink unit. Ceramic tiled flooring.

#### Bedroom One

14'11 x 10'1

Two Velux windows. Fitted wardrobes. Radiator. Carpet as laid.

#### Bedroom Two

10'10 x 9'8

Velux window. Fitted wardrobes. Radiator. Carpet as laid.

#### Bathroom

Velux window. Panelled bath with shower. Pedestal wash hand basin. Low level WC. Heated towel rail. Ceramic tiled flooring.

#### Garden

Communal gardens to rear.

#### Parking

Parking to rear.

#### Tenure

"We are advised by the vendor(s) that the tenure is Leasehold".

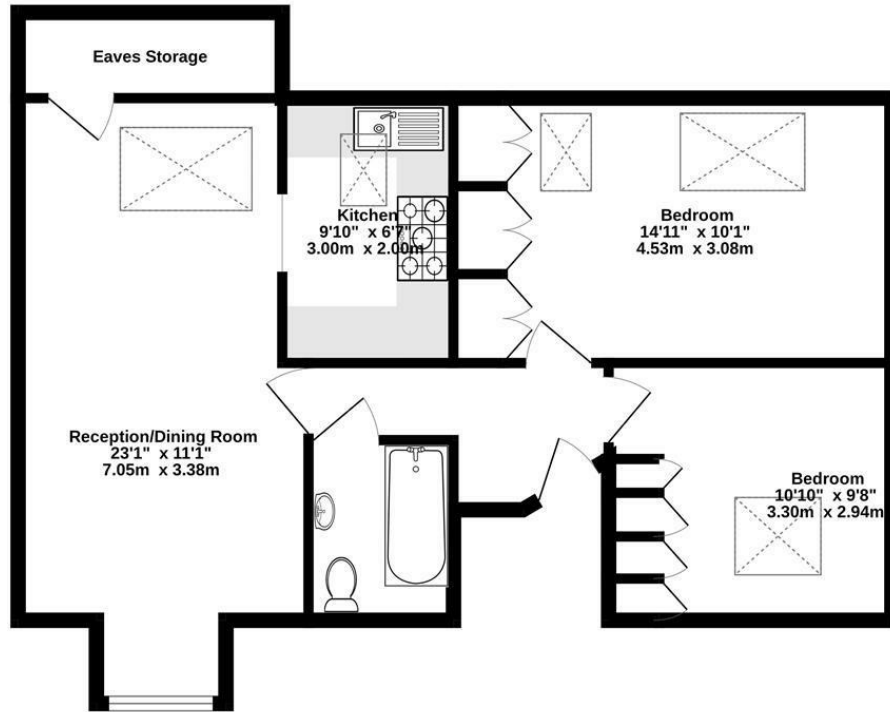
#### Authority

London Borough of Croydon Band B £2022.15





2nd Floor  
686 sq.ft. (63.8 sq.m.) approx.



Clifton Road, London, SE25  
TOTAL FLOOR AREA : 686 sq.ft. (63.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

