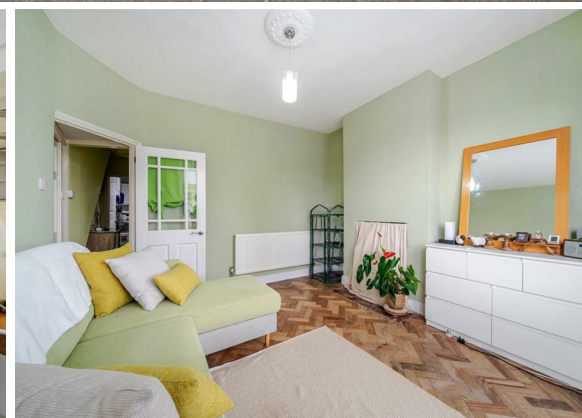




**1 Bed  
Flat - Conversion  
Northwood Road**

**Offers in excess  
of £260,000  
Leasehold**

- One bedroom Ground floor Character conversion flat
- Gas central heating system & Double glazing
- Designer style bathroom with vanity unit
- Good decorative order throughout
- Bright & Airy
- Own private garden
- Lovely fully fitted kitchen/diner
- Very convenient for Selhurst BR Station and local transport
- Herringbone style flooring to Living room



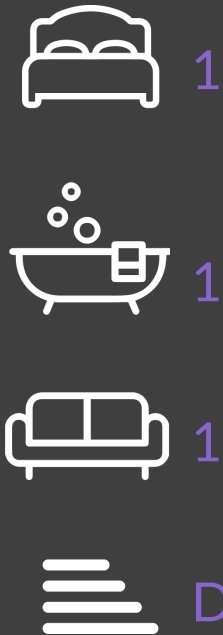
Northwood Road  
Thornton Heath  
CR7 8HU

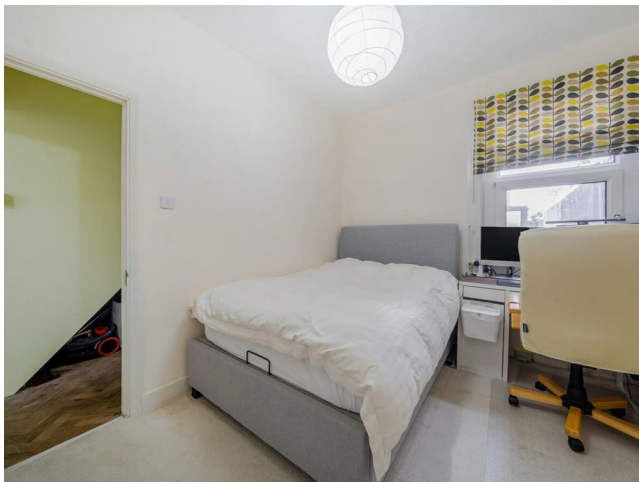
We are very pleased to offer to the market this attractive one-bedroom ground floor flat, boasting its own private rear garden. The property is presented to the market in lovely condition throughout and offers a generously sized kitchen/diner fitted with a full range of wall and base units, perfect for modern living. The bright and airy living room, with a large bay window is a standout feature which is complemented by stylish herringbone style flooring that adds a contemporary touch. A designer-style bathroom with a sleek vanity unit offers a touch of luxury, while the double bedroom benefits from fitted wardrobes, providing excellent storage solutions. Externally, the property enjoys a good-sized private garden ideal for relaxing or entertaining. Ideally located, the property is within easy reach of Thornton Heath BR Station and numerous bus routes, offering convenient transport links. The area also benefits from a range of local shops and amenities, including a Tesco superstore.

Early viewing is highly recommended to avoid disappointment

Tenure: Leasehold - Lease term: 125 years from 29th March 2019 - Service charge: vendor informs us as & when basis - Ground rent: £200.00 - EPC Rating: D - Council Tax Band - B

We carry out best endeavours to make our marketing material accurate and reliable, however they do not form part of any contract and is not to be relied upon. Any buyers are advised to seek verification from their solicitor or surveyor.

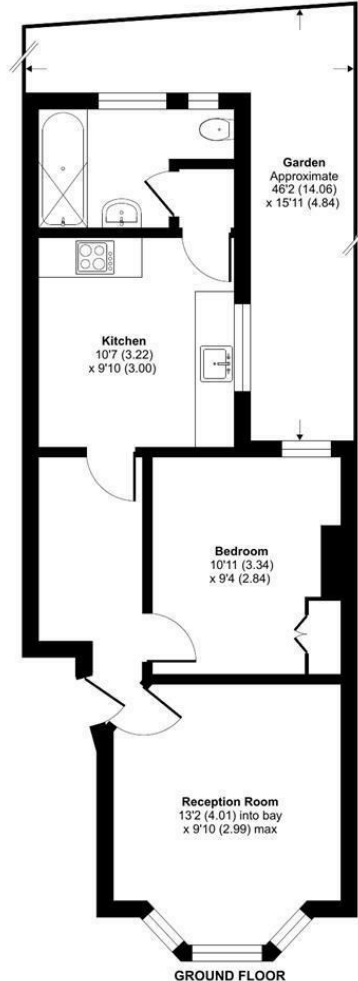




# Northwood Road, Thornton Heath, CR7

Approximate Area = 482 sq ft / 44.7 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Home Castle. REF: 1329707

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	76
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## CONTACT

5 High Street  
London  
SE25 6EP

E: [Info@northwoods.co.uk](mailto:Info@northwoods.co.uk)  
T: 020 8653 3377  
[northwoods.co.uk](http://northwoods.co.uk)

