



**1 Bed  
Flat**  
Warminster Road  
South Norwood

Asking price  
£260,000  
Leasehold

- Contemporary one-bedroom flat
- Spacious living room
- Modern fitted kitchen
- Bright bedroom with wardrobes
- Impressive modern bathroom
- Large hallway storage cupboard
- Allocated parking space
- Highly sought-after location
- Excellent transport links
- Viewing strongly recommended



Warminster Road  
South Norwood  
London  
SE25 4DZ

On the borders of Crystal Palace and Located in the popular Norwood Lake area of South Norwood, this contemporary one-bedroom flat on Warminster Road is a splendid opportunity for those seeking a modern living space. Upon entering, you are greeted by a spacious hallway that features a large storage cupboard, a rare and valuable asset for a flat of this kind. The living room is generously proportioned, providing ample space for both relaxation and entertaining guests.

The stylish fitted kitchen is not only modern but also practical, making it a joy to cook and dine in. The bedroom is bright and airy, enhanced by fitted wardrobes that cleverly maximise storage space. The modern bathroom adds to the flat's contemporary charm, and the entire property is presented in excellent decorative order, allowing you to move in without the need for any immediate renovations.

One of the standout features of this property is the allocated parking space, a particularly sought-after amenity in this vibrant location.

This flat is offered on a leasehold basis, with a service charge of £189.99 per month and an EPC rating of C. It falls under Council Tax Band B £1840.93, making it an attractive option for both first-time buyers and investors alike. Early viewing is highly recommended to fully appreciate the charm and convenience this property has to offer.

### Entrance

Communal entrance. Stairs to all floors.

### Entrance Hall

Front door. Entry phone handset. Airing cupboard. Radiator. Laminate wood flooring.

### Reception Room

15'7 x 9'7

Double glazed windows to front. Radiator. Laminate wood flooring.

### Kitchen

10'5 x 7'2

Double glazed window to side. Range of wall and base units with work surfaces over. Built-in oven and hob with extractor hood. Stainless steel single drainer sink unit. Space for washing machine and fridge/freezer. Vinyl flooring.

### Bedroom

12'2 x 10'6

Double glazed window to front. Radiator. Built-in wardrobe. Carpet as laid.

### Bathroom

6'10 x 6'2

Extractor fan. Panelled bath with shower. Pedestal wash hand basin. Low level wc. Heated towel rail. Vinyl flooring.

### Parking

Allocated parking to rear

### Tenure

"We are advised by the vendor(s) that the tenure is Leasehold with 108 years remaining, Ground rent and Services Charge is £189.99 per month" (Awaiting verification).

### Authority

London Borough Of Croydon Band B £1840.93

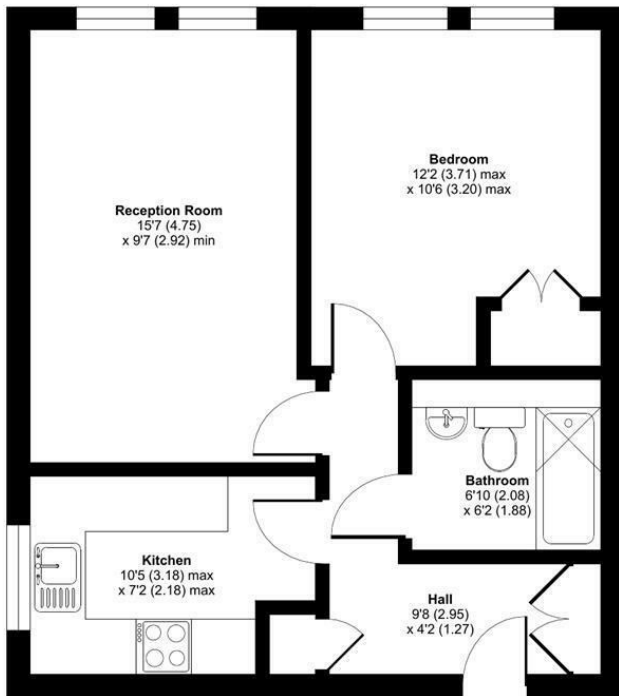




# Warminster Road, London, SE25

Approximate Area = 482 sq ft / 44.8 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nldhecom 2025. Produced for Home Castle. REF: 1360777

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>		<b>79</b>	<b>79</b>
(55-68) <b>D</b>			
(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

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