



**2 Bed  
Flat - Conversion  
Dagnall Park  
South Norwood**

**Guide price  
£375,000  
Leasehold**

- Two double bedrooms
- Recently refurbished
- Large reception room
- Approx 15'4 kitchen/diner
- UPVC double glazing
- Gas central heating system
- Communal grounds
- No onwards chain
- Ideal location for amenities
- Guide price £375,000



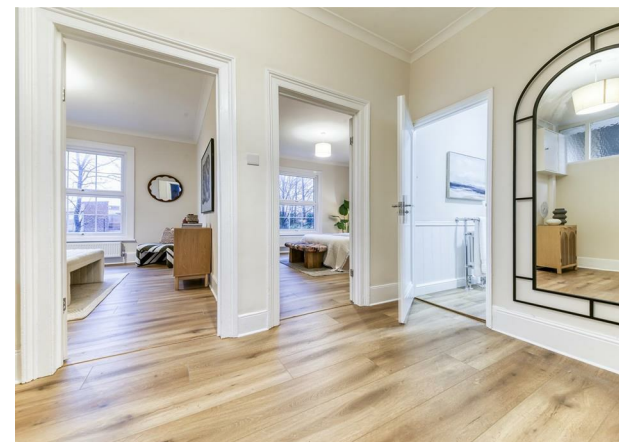
Dagnall Park  
South Norwood  
London  
SE25 5PH

Guide price £375,000 Situated in the popular Dagnall Park area of London, this exceptionally spacious Victorian-style flat offers a delightful blend of classic elegance and modern comfort. Spanning an impressive 829 square feet, this first-floor conversion flat has been recently refurbished to a high standard, ensuring it is in fantastic condition throughout.

Upon entering, you are greeted by a large entrance hall that leads into a bright and airy reception room, perfect for relaxation or entertaining guests. The flat features two generously sized double bedrooms, providing ample space for rest and privacy. The kitchen/diner is well-appointed, making it an ideal space for culinary enthusiasts and family gatherings. Additionally, the newly fitted bathroom adds a touch of contemporary style to this charming home.

The property is offered to the market chain-free, making it an attractive option for both first-time buyers and investors alike. The local area boasts a wealth of amenities, including a variety of convenience stores and shops, as well as the renowned Brit School, catering to educational needs.

Transport links are conveniently located, with Selhurst Railway Station providing direct access to central London, while a short bus ride will take you to Norwood Junction railway and Overground station, which offers Thameslink services.



2



1



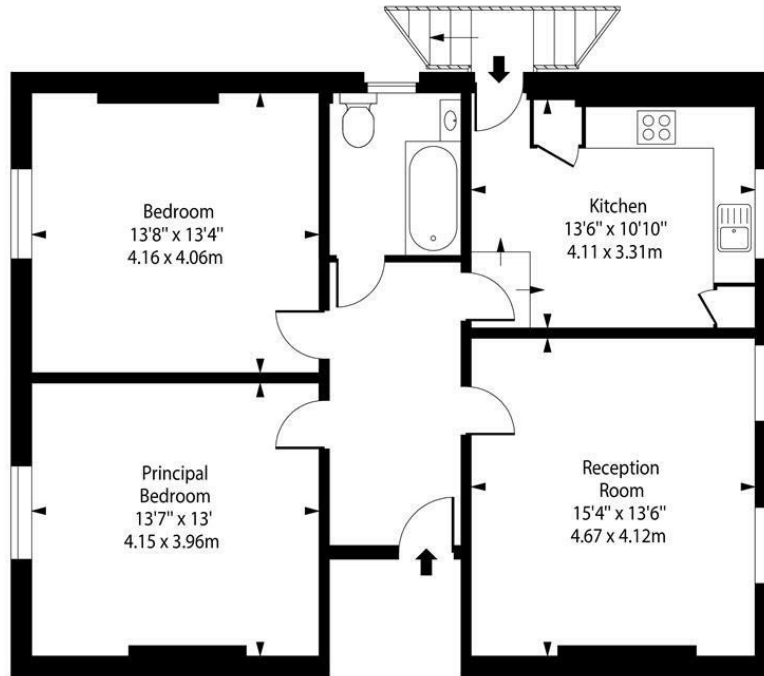
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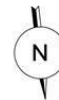
C



## Second Floor



Total Internal Area  
81.01 sq.m (872 sq. ft.)



FOR ILLUSTRATIVE PURPOSES ONLY

Whilst every attempt has been made to ensure the accuracy of this floor plan contained here, we cannot take any responsibility for any errors

| 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>                                   |  |                         |           |
| (39-54) <b>E</b>                                   |  |                         |           |
| (21-38) <b>F</b>                                   |  |                         |           |
| (1-20) <b>G</b>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
|  |  | <b>74</b>               |           |
| England & Wales                                    |  | EU Directive 2002/91/EC |           |

### CONTACT

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