



Flat D

St Helen's Crescent | Norbury | London | SW16 4LE

**£275,000**



# Flat D

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Nestled in the desirable St Helen's Crescent in Norbury, this excellent one-bedroom flat offers a perfect blend of modern living and comfort. Spanning an impressive 510 square feet, this bright and airy second-floor residence features an open-plan kitchen, lounge, and dining area, creating a spacious environment ideal for both relaxation and entertaining.

The flat boasts a good-sized double bedroom, providing a peaceful retreat at the end of the day. With a modern finish throughout, it is well-suited for first-time buyers looking to make their mark in the property market. The share of freehold adds an appealing aspect, ensuring long-term security and flexibility for the new owner. The lease, which extends for an impressive 999 years from 7th November 2014, further enhances the attractiveness of this property.

Situated in an excellent location, residents will benefit from easy access to local amenities, transport links, and green spaces, making it a convenient choice for those seeking a vibrant community.

- Bright and airy 1 bed flat
- Open plan kitchen-lounge-diner
- Share of freehold
- Modern finish throughout
- Second floor
- Ideal for first-time buyers
- 999-year lease from 2014
- Good size double bedroom
- Excellent Norbury location
- Viewing highly recommended



St Helens Crescent SW16

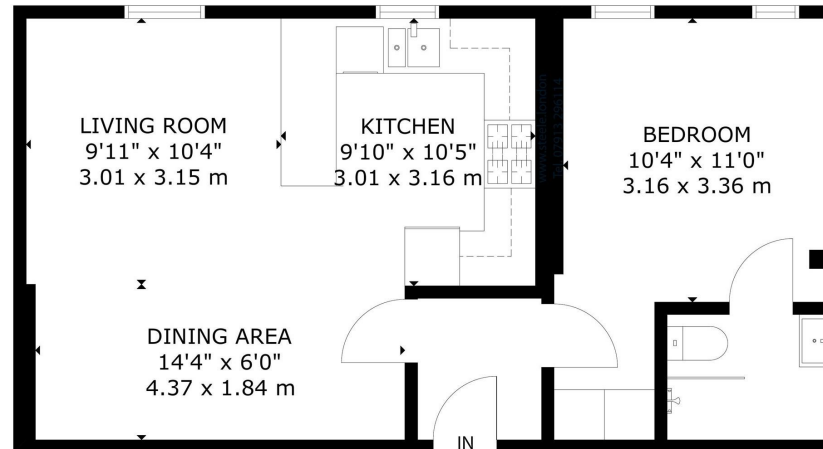
Gross Internal Area:

47 Sq.m

510 Sq.ft.



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Whilst every effort has been made to ensure the accuracy of this Lettings floor plan measurements of doors, windows, rooms & Sq Footage are approximate. For identification purposes only. The actual property will vary. Price on application for a 90 day Licence to use this lettings plan © 10062026. Not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band B

EPC Rating C

467 Norwood Road

West Norwood

London

SE27 9DJ

02087610830

[dean@movinginn.co.uk](mailto:dean@movinginn.co.uk)

[www.movinginn.co.uk](http://www.movinginn.co.uk)