



Chalfont Road, SE25

OIEO £280,000 *Leasehold*



Extending to approximately 511 sq ft, the property offers well-balanced accommodation including a bright reception room, a separate fitted kitchen, a generous double bedroom, and a modern three-piece bathroom suite. The property further benefits from a long lease with a fixed ground rent for 59 years, making it an excellent opportunity for first-time buyers or investors alike.

KEY FEATURES

- Leasehold
- Period Property
- One Bedroom
- Long Lease!
- Chain Free!
- Great Location
- Excellent Transport Links



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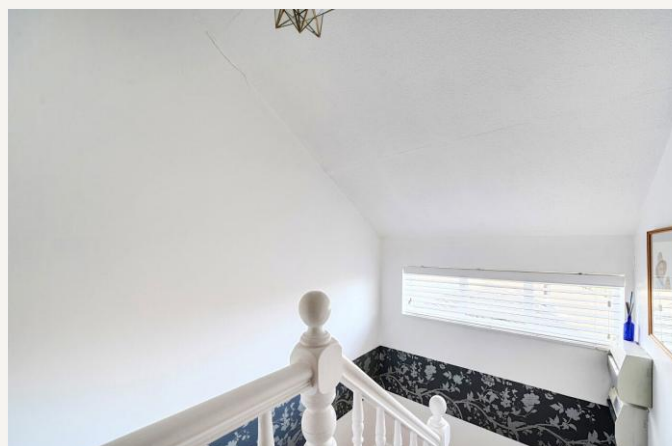
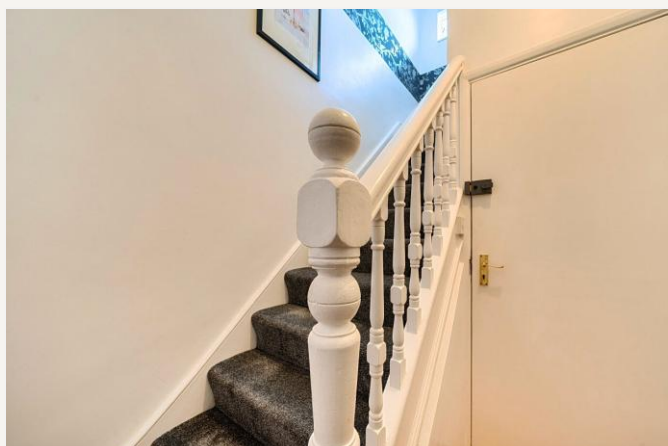
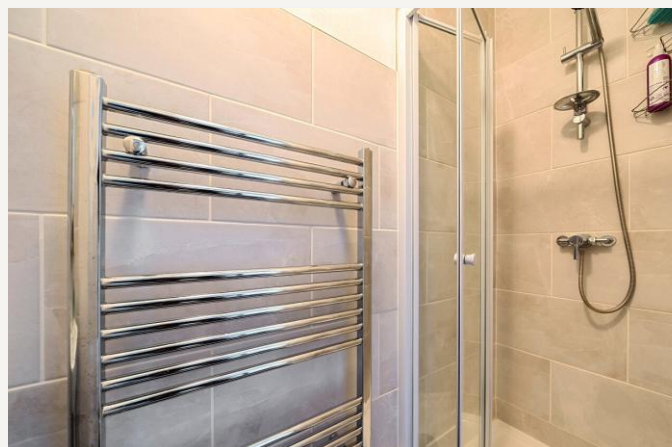
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Ideally located in the heart of South Norwood, the property is within easy reach of a variety of local amenities along Portland Road and South Norwood High Street, including cafés, restaurants, and everyday conveniences. For green open spaces, South Norwood Lake & Grounds and South Norwood Country Park are both nearby.

Excellent transport links are provided by Norwood Junction Station, just a short walk away, offering fast and frequent services to London Bridge, London Victoria, and Thameslink connections, as well as London Overground services across East London. Additional nearby stations such as Selhurst and Thornton Heath further enhance connectivity.





MATERIAL INFO

Tenure: Leasehold

Term: 147 year and 10 months

Service Charge: £1200 per annum

Ground Rent: £ 50 Annually (subject to increase)

Council Tax Band: B

EPC rating: C

Chalfont Road, London, SE25

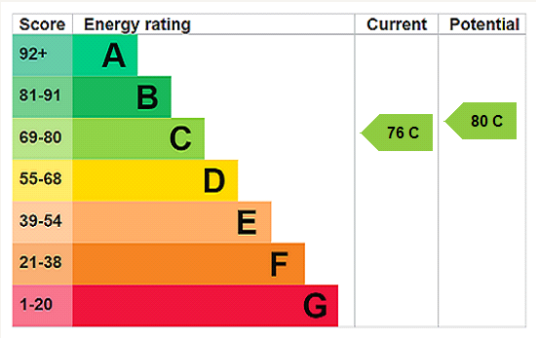
Approximate Area = 470 sq ft / 43.6 sq m
Limited Use Area(s) = 41 sq ft / 3.8 sq m
Total = 511 sq ft / 47.4 sq m
For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecon 2026. Produced for Winkworth Crystal Palace. REF: 1435724



Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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