



Clifford Road, SE25

£310,000 *Share of Freehold*



A bright and spacious one bedroom apartment in an excellent location.

#### KEY FEATURES

- Share of Freehold
- Recently refurbished
- Large double bedroom
- Great decoration
- 3 minute walk from Norwood Junction Station
- A lovely balcony/outdoor space offering beautiful views



**Crystal Palace**

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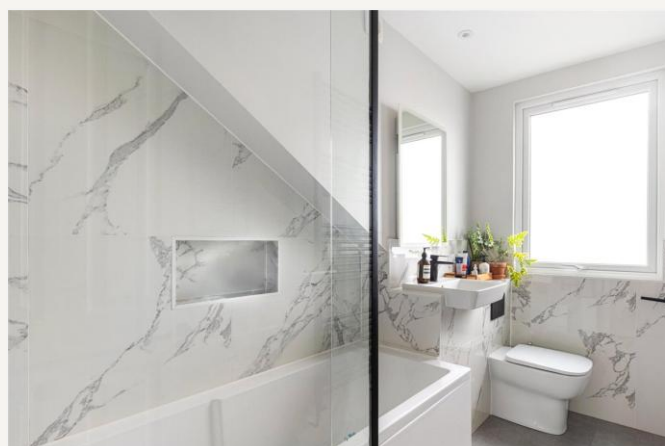
for every step...





Well-presented throughout, this recently refurbished flat consists of a large double bedroom, a spacious reception room opening on to a separate modern fully integrated kitchen and a family bathroom with a shower over the bath. The property benefits from ample storage space as well as a lovely balcony/outside space giving residents gorgeous long distance views. There is also on-street parking available and a video entry intercom system allowing for privacy and security.

Located on Clifford Road, the flat is a 3-minute walk from Norwood Junction station, as well as a 5-minute train to the Crystal Palace station, offering a large array of great amenities for residents to enjoy within the Crystal Palace Triangle, independent cafes, trendy restaurants and bars, and boutique shops. With the South Norwood Lake and grounds and country park nearby, residents have great options to choose from to enjoy wide green open spaces for the summertime.







## MATERIAL INFO

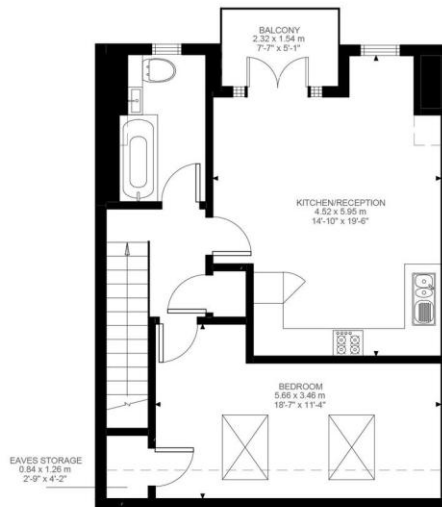
**Tenure:** Share of Freehold

**Term:** 246 years

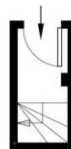
**Service Charge:** £300 per annum

**Council Tax Band:** B

**EPC rating:** C



Second Floor  
584 ft<sup>2</sup>



Entrance To Second Floor  
25 ft<sup>2</sup>

Clifford Road, SE25  
Approximate Gross Internal Area  
56.57 SQ.M / 609 SQ.FT  
(EXCLUDING EAVES STORAGE)  
EAVES STORAGE 1.05 SQ.M / 11 SQ.FT  
INCLUSIVE TOTAL AREA 57.62 SQ.M / 620 SQ.FT

KEY: CH = Ceiling Height  
[Restricted Head Height]

Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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