



**2 Bed**

**Flat - Purpose Built**

**Watson Place**

**South Norwood**

**£310,000**

**Leasehold**

- Two spacious double bedrooms
- Bright reception with balcony
- Fitted kitchen
- En-suite shower room
- Separate main bathroom
- Resident parking
- Close to Norwood Junction Railway/Overground Station
- Overlooking parklands
- Chain free



**Watson Place**  
**South Norwood**  
**London**  
**SE25 5EX**

Situated in the desirable Watson Place, London, this charming first-floor flat offers a perfect blend of modern living and serene surroundings. Built in 2014, this purpose-built property spans an impressive 678 square feet and features two generously sized double bedrooms.

At the heart of the home lies a bright and spacious reception room, seamlessly connected to a kitchen fitted with integrated appliances. From the reception room, you can step out onto your private balcony, which offers open views across parklands, making it an ideal spot to unwind and enjoy the evening sunsets.

The second bedroom is equally versatile, providing the perfect space for a dedicated home office or guest room.

For those commuting into the city, Norwood Junction Station is conveniently located nearby, offering swift and direct connections to Central London, including London Victoria and London Bridge, as well as access to the Overground line to Highbury. This property is not just a home; it is a lifestyle choice, combining comfort, convenience, and a touch of nature in the heart of London.

### **Entrance**

Communal entrance. Entry phone system. stairs to all floors. Lift to all floors.

### **Entrance hall**

Entry phone handset. Walk-in storage cupboard. Carpet as laid.

### **Reception room**

15'5 x 10'9  
UPVC double glazed windows to front and side. Two radiators. Carpet as laid. UPVC double glazed door to balcony.

### **Kitchen area**

10'10 x 6'4  
Range of wall and base units with work surfaces over. Single drainer sink unit. Built-in oven, hob and extractor hood. Built-in washing machine. Cupboard housing boiler. Tiled flooring.

### **Bedroom one**

13'8 x 9'5  
UPVC double glazed windows to front. Radiator. Carpet as laid. Door to En-suite shower room.

### **En-suite shower room**

Shower cubicle. Low level WC. Heated towel rail. Pedestal wash hand basin. Tiled flooring.

### **Bedroom two**

10'0 x 9'10  
UPVC double glazed window to side. Radiator. Carpet as laid.

### **Bathroom**

Panelled enclosed bath. Pedestal wash hand basin. Low level WC. Heated towel rail. Tiled flooring.

### **Parking**

Residents Parking.

### **Tenure**

"We are advised that the tenure is Leasehold with 111 years remaining, Ground Rent £300.00pa and Service charge £1850.00pa".

### **Authority**

London Borough Of Croydon. Band C £2311.05

\*\*Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. \*\*



2



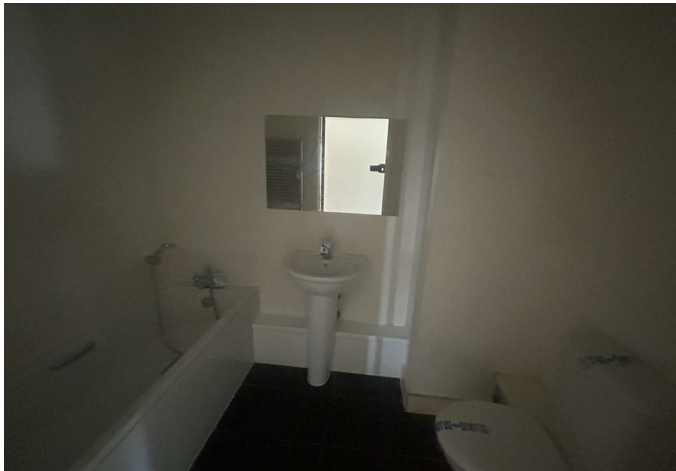
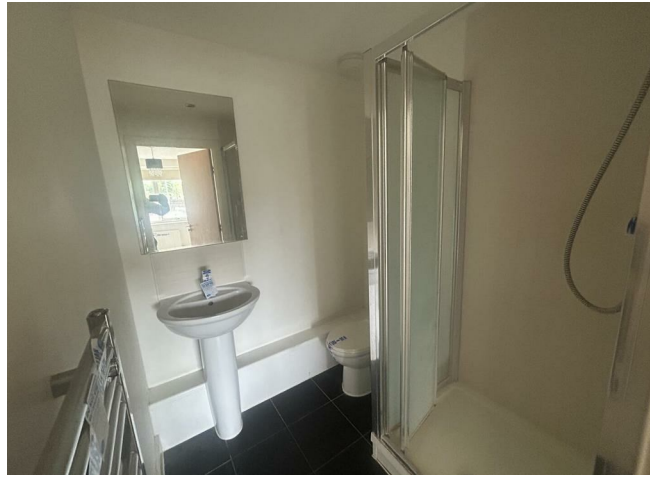
2



1



B



## CONTACT

5 High Street  
London  
SE25 6EP

E: [Info@northwoods.co.uk](mailto:Info@northwoods.co.uk)  
T: 020 8653 3377  
[northwoods.co.uk](http://northwoods.co.uk)

| Energy Efficiency Rating                    |  | Current                    | Potential |
|---------------------------------------------|--|----------------------------|-----------|
| Very energy efficient - lower running costs |  |                            |           |
| (92 plus) A                                 |  |                            |           |
| (81-91) B                                   |  | 82                         | 82        |
| (69-80) C                                   |  |                            |           |
| (55-68) D                                   |  |                            |           |
| (39-54) E                                   |  |                            |           |
| (21-38) F                                   |  |                            |           |
| (1-20) G                                    |  |                            |           |
| Not energy efficient - higher running costs |  |                            |           |
| England & Wales                             |  | EU Directive<br>2002/91/EC |           |

