Crystal Palace
crystalpalace@acorngroup.co.uk / 020 8768 0000
29 Westow Street, Crystal Palace SE19 3RW

GP £350,000 Leasehold

South Norwood Hill, London, SE25

1 2 1



Impressive Two Bedroom Purpose Built Apartment

Purpose Built Apartment

Private Balcony & Large Communal Gardens

Two Double Bedrooms

Move In Ready

Long Lease – 118 Years

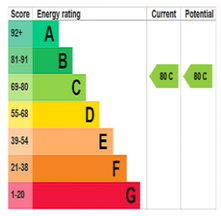
Bright & Airy

Allocated Parking

Open Plan Kitchen/Living Space

View details of this property online by visiting
https://www.acorngroup.co.uk/CRP245687

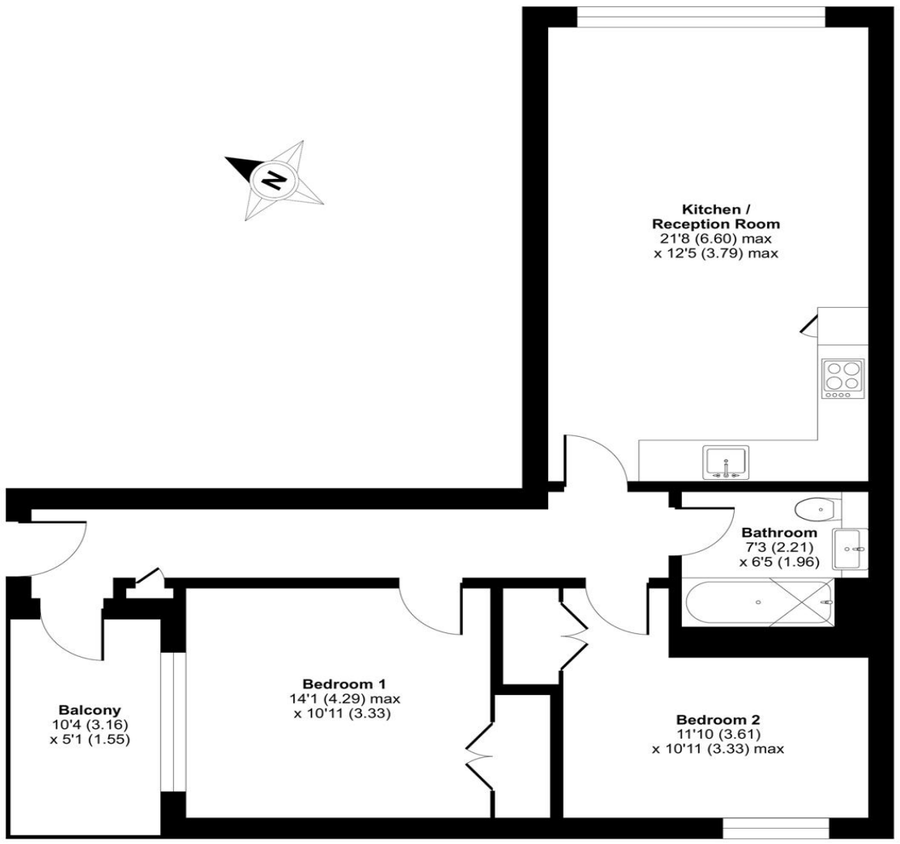
To Book a viewing, call **020 8768 0000**





South Norwood Hill, London, SE25

Approximate Area = 701 sq ft / 65.1 sq m
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
This floor plan is for illustrative purposes only. All dimensions are approximate and subject to change. Actual layout, features and specifications may vary.
Please verify independently before making decisions.Produced for Acorn Group. REF: 1434349

We endeavour to check the accuracy of these sales particulars, but can offer no guarantee. We therefore must advise that any prospective purchaser employ their own independent experts to verify the statements contained herein. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested or checked.











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Guide Price: £350,000 - £375,000

Set within a small, purpose-built apartment block on the sought-after South Norwood Hill, this well-presented first-floor two-bedroom apartment offers a superb balance of space, light and convenience. The property is accessed via a well-maintained communal entrance and benefits from residential parking as well as access to a communal garden, ideal for enjoying outdoor space beyond the apartment itself.

Internally, the home is notably bright and spacious, with a generous open-plan kitchen and reception room forming the heart of the property. This impressive space is perfect for both everyday living and entertaining, enhanced by large windows that flood the room with natural light and create a welcoming, airy atmosphere. The contemporary kitchen is thoughtfully arranged with ample storage and worktop space, seamlessly integrating with the living and dining areas.

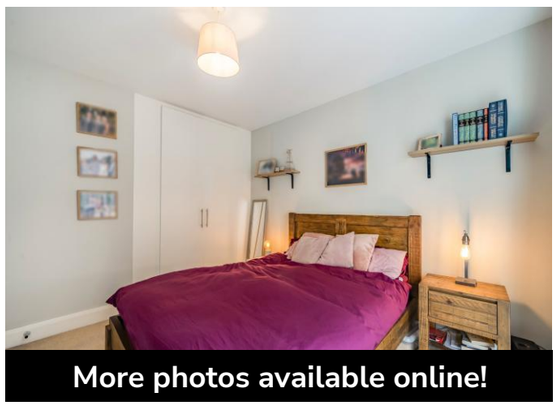
Both bedrooms are comfortable doubles, each featuring built-in storage, making them practical as well as inviting. The principal bedroom further benefits from direct access to a private balcony, providing a quiet spot for morning coffee or evening relaxation. A well-appointed bathroom and additional storage complete the internal accommodation.

The location is particularly appealing, with the vibrant amenities of South Norwood close by, including a range of independent cafés, shops and everyday conveniences. For those who enjoy green space, the popular South Norwood Country Park is within easy reach, offering lakes, walking trails and open parkland. Crystal Palace is also nearby, known for its eclectic mix of restaurants, bars and the historic Crystal Palace Park.

Commuters are well served by nearby stations such as Norwood Junction railway station and Crystal Palace railway station, providing fast and frequent connections into Central London, including London Bridge, Victoria and beyond. This combination of strong transport links and a lively local area makes the property an excellent choice for both first-time buyers and investors alike.

Lease - 125 years from 1st January 2019 (118 years remaining)
Service Charge - £1,613 PA
Ground Rent - £350 PA
Croydon Council - Council Tax Band - C
Energy Efficiency Rating - C





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