

TO LET

£1,400 pcm



## Flat 2, 73 South Norwood Hill, London. SE25 6BY

- One Double Bed Flat
- Fitted Kitchen/Living Room
- Modern Shower Room
- Own Rear Garden
- Double Glazing
- Gas Central Heating
- Hard Wood Flooring
- Close To Norwood Junction
- Available Immediately
- Highly Recommended



**Kingsbury Property Services**  
48, High Street, Thornton Heath, CR7 8LF

0208 689 0808  
[response@kingsburys.com](mailto:response@kingsburys.com)





### PROPERTY DESCRIPTION

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Situated in an excellent & highly convenient position sat back off of South Norwood Hill within a two to ten minutes walk of most local amenities including Norwood Junction Train Station, bus routes, local shops, restaurants & Norwood Lakes. This spacious one bedroom ground floor flat has been modernised & redecorated throughout to a high standard. Benefits include gas central heating, double glazing, recent fitted kitchen, modern shower room, hardwood flooring, own rear garden & communal rear garden, spacious rooms with plenty of natural light. Unfurnished. Available Immediately.





## ROOM DESCRIPTIONS

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### **Communal Front Garden:**

Block paved, gated side access to communal rear garden, ornate porch, entry phone, part glazed communal front door to:

### **Communal Entrance Hall:**

Fire alarm, ornate cornice, dado rail, fitted carpet, front door to:

### **Entrance Hall:**

Radiator, entry phone, smoke alarm, dado rail, double power point, recent wood flooring, door to:

### **Lounge/Diner:**

16' 3" x 10' 8" (4.95m x 3.25m) Large double glazed casement windows overlooking own rear garden, double radiator, ornate cornice, phone point, power points, recent hard wood flooring, through to;

### **Fitted Kitchen:**

12' 3" x 5' 3" (3.73m x 1.60m) Picture window to rear, radiator, recent modern matching fitted wall & base units with laminate work tops housing single drainer one & half bowl stainless steel unit with mixer tap & tile splashback, stainless steel oven, electric hob & cooker hood, space for washing machine, space for fridge, recent hardwood flooring

### **Bedroom:**

11' 0" x 10' 10" (3.35m x 3.30m) Large double glazed casement window to side, radiator, fitted wardrobe, fitted cupboard, power points, recent hardwood flooring, door to:

### **Shower room:**

11' 0" x 9' 5" (3.35m x 2.87m) Frosted double glazed casement windows to sides, radiator, matching white suite comprising of shower unit, dual flush wc, pedestal wash hand basin, with mixer tap & tile splashback, linen storage, air extractor, ceramic tiled floor.

### **Own Rear Garden:**

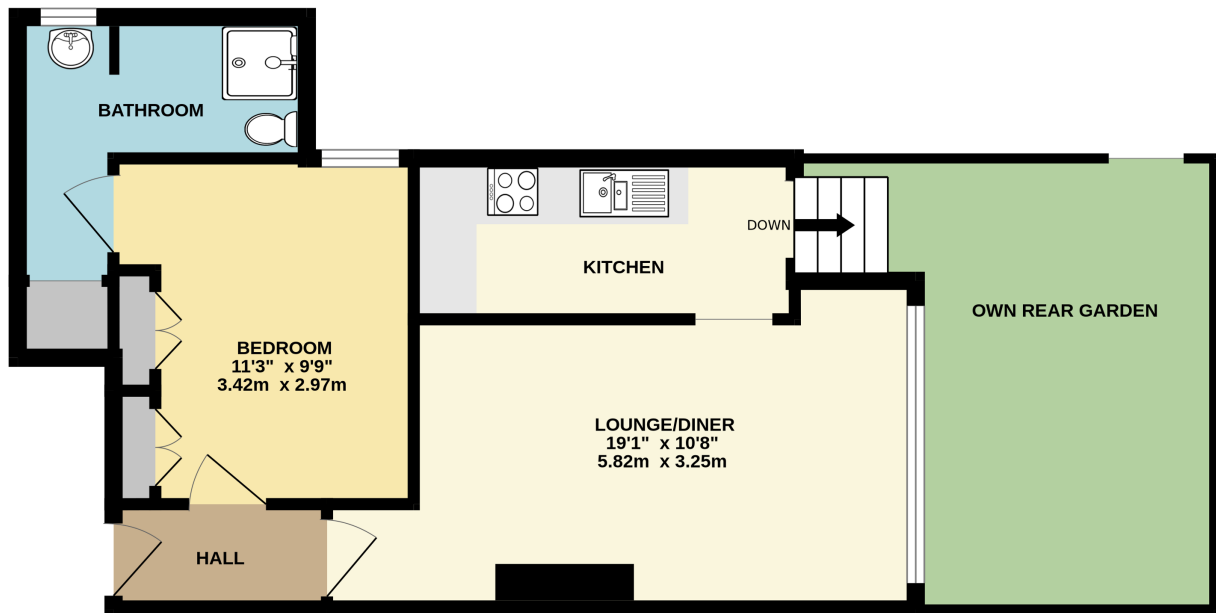
Shrubs, patio area, through to communal rear garden.



## FLOORPLAN & EPC

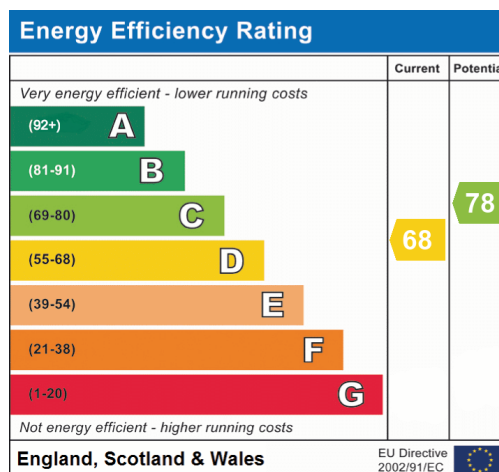


GROUND FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 422 sq.ft. (39.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Head Office  
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