

TO LET

£1,250 pcm



## Flat 4, 73 South Norwood Hill, London. SE25 6BY

- One Double Bedroom Flat
- Open Plan Kitchen/Living Room
- Modern Shower Room
- Double Glazing
- Gas Central Heating
- New Fitted Kitchen
- New Fitted Carpets
- Close To Norwood Junction Train Station
- Available Immediately
- Highly Recommended



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### 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 first floor flat has been modernised & redecorated throughout to a high standard. Benefits include gas central heating, double glazing, new fitted kitchen, modern shower room, new fitted carpets, 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, stairs with ornate balustrade to:

### **First Floor Landing:**

Ornate balustrade, ornate cornice, dado rail, fitted carpet, front door to:

### **Entrance Hall:**

Entry phone, smoke alarm, electric meter, power point, new fitted carpet, door to bedroom & through to:

### **Open Plan Kitchen/Living Room:**

16' 2" x 14' 11" (4.93m x 4.55m) Large double glazed casement windows overlooking rear garden, double radiator, new contemporary style, fitted wall & base units with laminate worktops housing single drainer stainless steel sink unit with mixer tap & tile splashback, new stainless steel oven, gas hob & cooker hood, plumbed for washing machine, space for fridge/freezer, gas combination boiler, power points, new fitted carpet & laminate flooring.

### **Bedroom:**

Double glazed casement window to side, double radiator, power points, new fitted carpet.

### **Shower Room:**

8' 0" x 5' 0" (2.44m x 1.52m) Frosted double glazed casement window to rear, radiator, recent white suite comprising shower unit, low level wc, pedestal wash hand basin with mixer tap & tile splashback, air extractor, water meter, new laminate flooring, mirrored medicine cabinet.

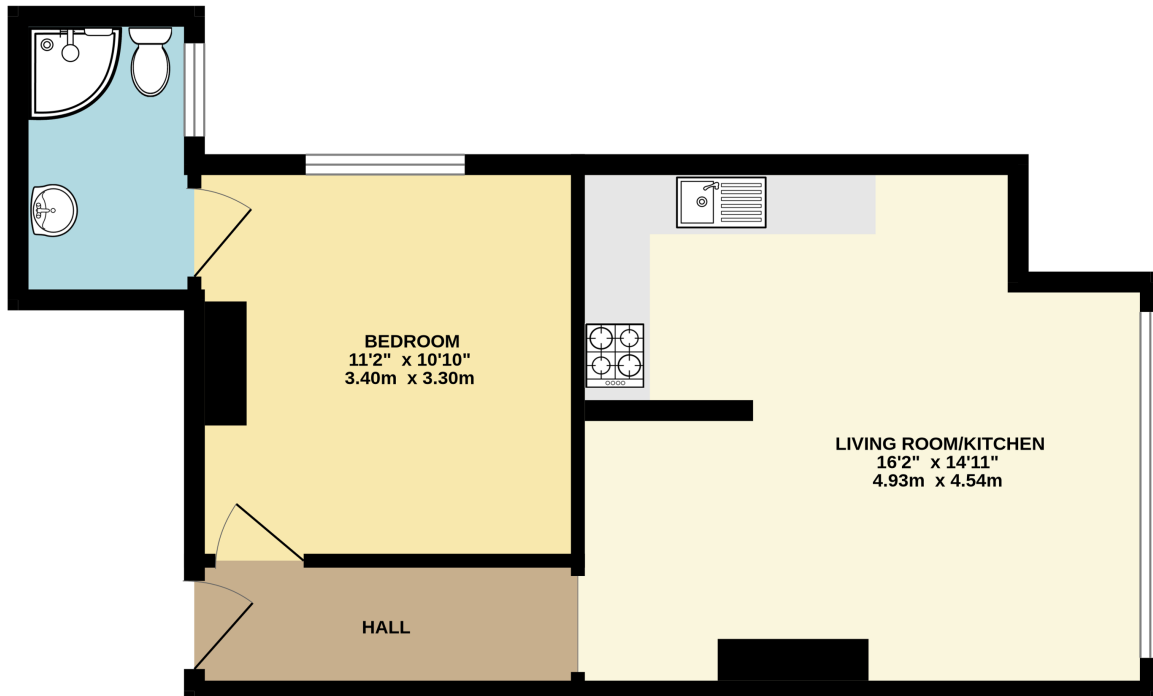
### **Large Communal Rear Garden:**

100 foot approx: Grass, flower beds, trees & shrubs.



## FIRST FLOOR


418 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 418 sq.ft. (38.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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