



Ross Road, SE25
£350,000

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In general

- Two bedroom period conversion
- Secure gated development
- Opposite Grangewood Park
- En suite shower room
- Modern separate kitchen
- Pleasant elevated views

In detail

A light, bright and well presented first floor two bedroom apartment forming an imposing period build within a secure gated development.

Originally built for the architect Thomas Ross in the mid-Victorian era (and subsequently converted), this well proportioned property boasts stunning elevated views of the surrounding area, high ceilings, and solid oak flooring, with fresh and tasteful décor throughout. The main bedroom benefits from an en suite shower room, whilst a 17ft reception room includes three sash windows and a south-easterly aspect. A separate modern kitchen offers plenty of work and storage space and is complete with quartz surfaces, contemporary grey brick tiling, and a breakfast bar. Further points to note include a nicely finished main bathroom with sage tiling and a rainfall shower, allocated residents parking and neatly manicured communal grounds.

Positioned directly opposite Grangewood Park, this location works well for access to Norwood Junction rail links (fast to London Bridge), central Crystal Palace and the various amenities of the Triangle.

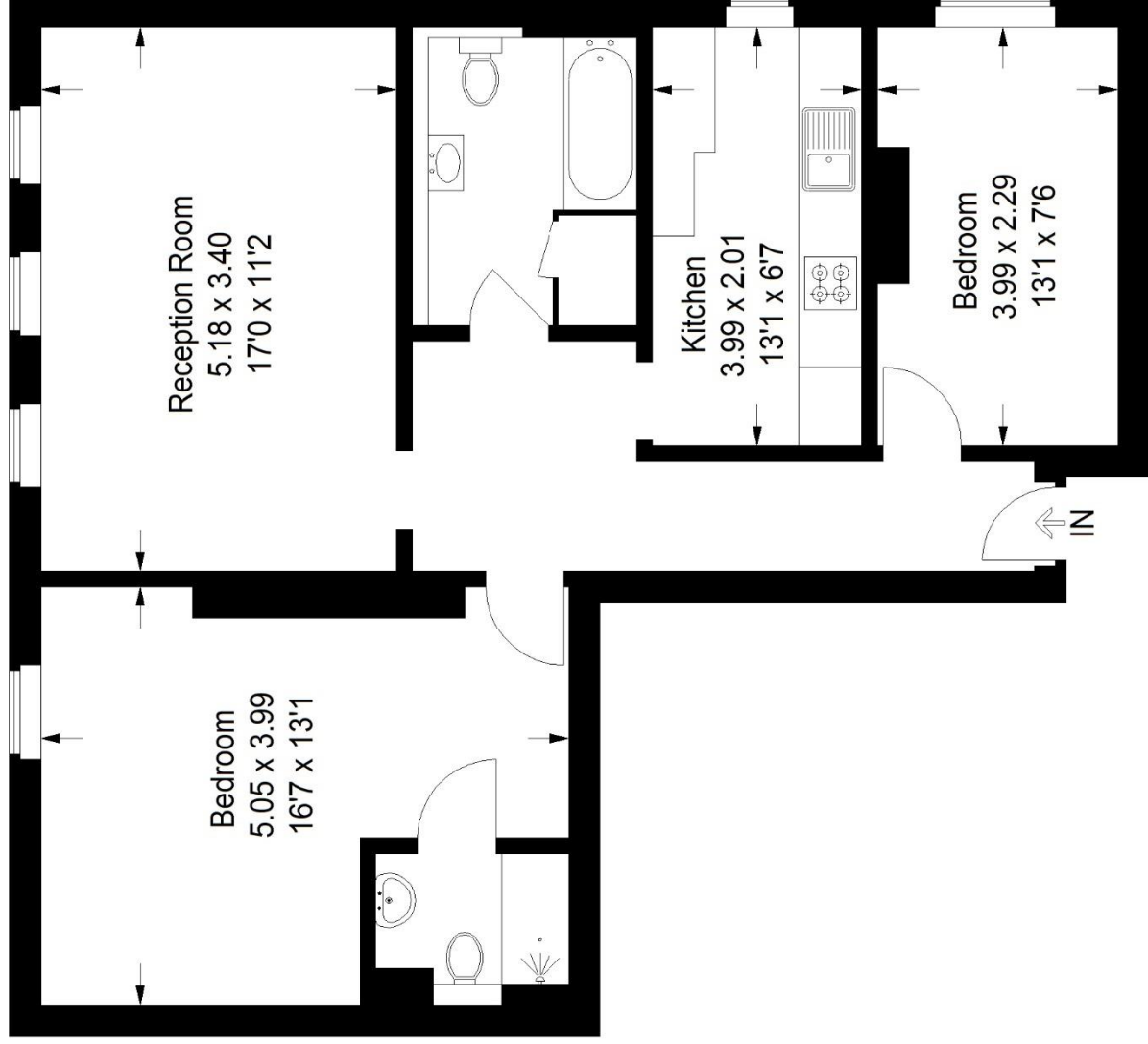
EPC: C | Council Tax Band: D | Lease: 97 years remaining | SC: £2,237PA | GR: £200 | BI: N/A



Floorplan

Kilvarock House , SE25

Approximate Gross Internal Area
73.7 sq m / 793 sq ft



First Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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