



Ross Road, SE25 | Offers In Excess Of £350,000

02087029333

crystalpalace@pedderproperty.com

pedder
We live local



In General

- Two bedroom period conversion
- No onward chain
- 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 decor 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, neatly manicured communal grounds, and no onward chain.

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.

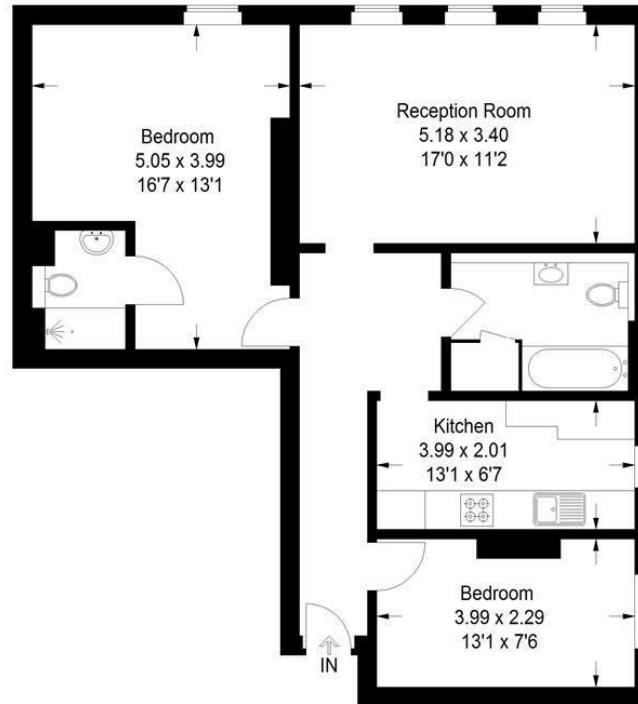
EPC: C | Council Tax Band: D | Lease: 97 years remaining | SC: £2,983.54 | GR: £200 | BI: N/A



Floorplan

Kilvarock House , SE25

Approximate Gross Internal Area
73.7 sq m / 793 sq ft



First Floor

Copyright www.pedderproperty.com © 2024
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.

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C		69	79
55-68) D			
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	