galloways
est. 1985



# Cedar Tree Grove

## London, SE27 0QD

## Asking Price £275,000

Situated within the popular West Norwood, this spacious top floor apartment presents an excellent opportunity for buyers looking to create a home tailored to their own style. Offering generous proportions throughout, the property is full of potential and would benefit from modernisation, making it an ideal purchase for first-time buyers, investors, or those seeking a rewarding renovation project.

The accommodation comprises a bright and spacious reception room, providing plenty of space for both relaxing and entertaining, alongside a separate kitchen, two well-proportioned double bedrooms, and a family bathroom. While the interior would benefit from updating, the well-balanced layout offers an excellent foundation to create a contemporary and comfortable home.

A particular highlight of the property is the balcony, providing a pleasant outdoor space to unwind and enjoy the surrounding outlook. Conveniently located within easy reach of local amenities, transport links, and green open spaces, this apartment combines an enviable location with outstanding potential, offering an exciting opportunity to add value and create a fantastic home.

Lambeth Council C: £1,819.66
Leasehold (freeholder Lambeth)
Lease years/term: 125 lease term (89 remaining years)
Ground Rent £10.00pa

- SPACIOUS TWO BEDROOM
- TOP FLOOR FLAT
- PURPOSE BUILT
- BALCONY
- IN NEED OF MODERNISATION THROUGHOUT
- GREAT POTENTIAL
- EXCELLENT LOCAL BUS ROUTES
- SEPERATE KITCHEN
- 0.6 MILES TO WEST NORWOOD TRAIN STATION
- (DISTANCES ESTIMATED BY GOOGLE MAPS)

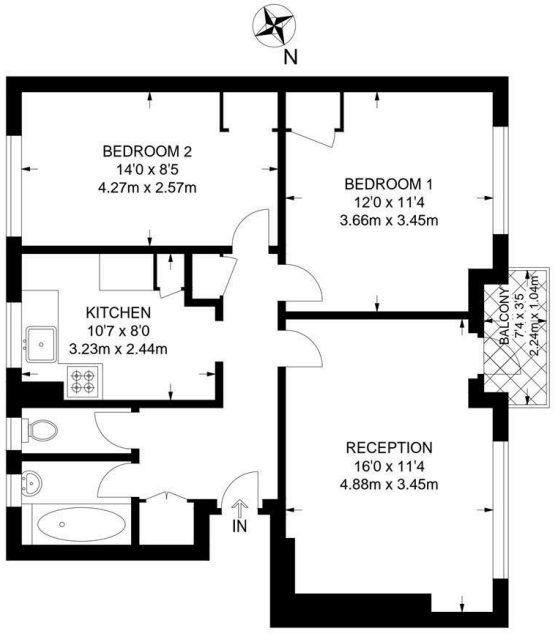
## Viewing

Please contact our Galloways West Norwood Office on 020 8766 6111
if you wish to arrange a viewing appointment for this property or require further information.

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## Floor Plan

**Cedar Tree Grove, SE27**
**2 Bedroom Flat**
APPROXIMATE GROSS INTERNAL AREA: **656 SQ FT / 60.9 SQ M**

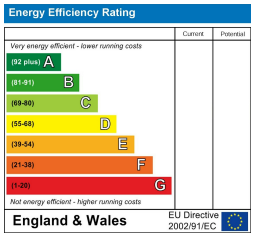


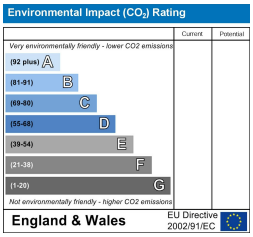

THIRD FLOOR

## Area Map




## Energy Efficiency Graph












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