

# Jukes & Co

## Estate Agents



## 81 Sunny Bank

, LONDON, SE25 4TG

£300,000



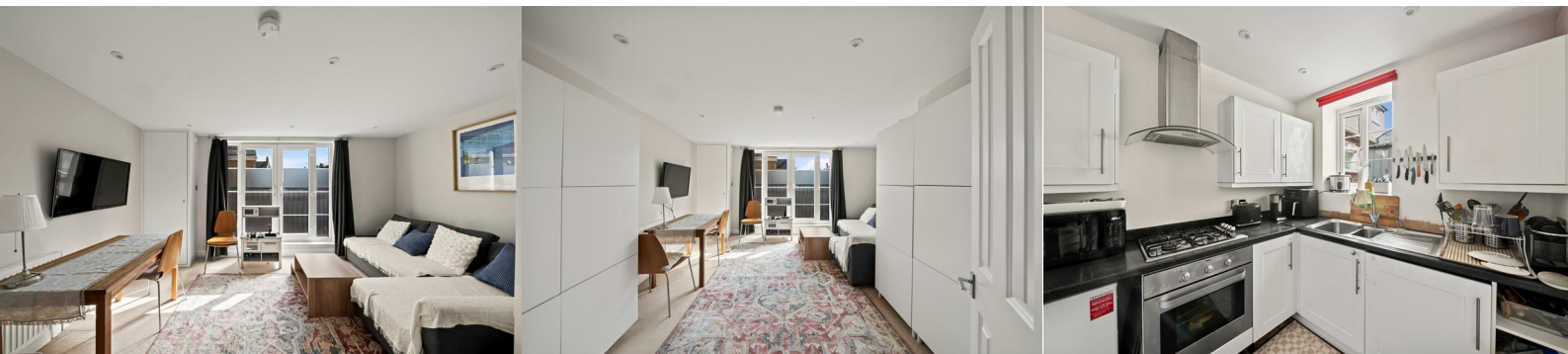
A superb two double bedroom share of freehold flat set within a private gated development in South Norwood. The property offers a large lounge, separate kitchen, and bathroom, along with access to a spacious communal garden, creating a peaceful and secure residential setting.

Ideally located within walking distance of Norwood Junction station, the property enjoys excellent transport links, including a fast 12-minute service to London Bridge station, making it perfect for commuters.

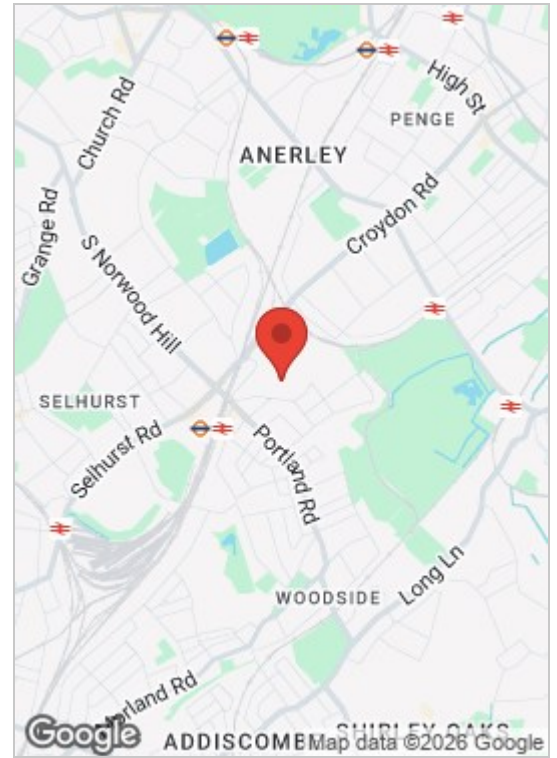
The vibrant local high street is just a 5-minute walk, offering a range of shops, cafés, and amenities, including a popular yoga studio. The area is also well regarded for its community feel and convenient access to everyday essentials.

For outdoor enthusiasts, the property is within easy walking distance of South Norwood Country Park and South Norwood Lake and Grounds, providing scenic green spaces, lakes, and walking routes ideal for relaxation and recreation.

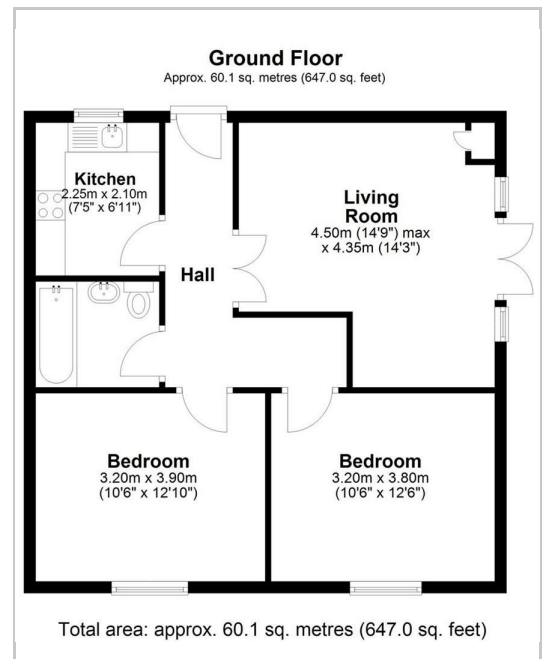
Further benefits include proximity to well-regarded local schools and excellent bus links, enhancing connectivity across the surrounding areas.



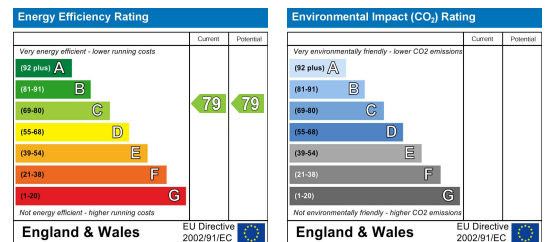
## Area Map



## Floor Plan



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### Sales and Lettings

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