



Flat 1, 228 South Norwood Hill, London

A Spacious Lower Ground Floor One Bedroom Apartment with Access to a Communal Garden and a Long Lease

£260,000
GUIDE PRICE

Description

Set within an attractive South Norwood setting, this property is a thoughtfully arranged one-bedroom lower ground floor apartment within a characterful period building that offers a rare combination of privacy, comfort, and access to a communal garden.

The property offers a welcoming blend of comfort, practicality, and outdoor connection. The lower ground floor position creates a sense of privacy, while the direct access to the communal garden adds an appealing extension of the living space, ideal for enjoying a morning coffee, relaxing outdoors in warmer months, or entertaining friends.



X 1



X 1



Key Features

- Long Lease
- Access to a communal garden

Lease Information

We are advised by the vendors:

- Lease length: 999 years from 25th March 1986
- Ground Rent: Peppercorn
- Service charge: 01.01.2026 - 31.12.2026 = £2,769.61
- Reserve Fund: 01.01.2026 - 31.12.2023 = £750.00



The apartment has been thoughtfully arranged to provide bright and comfortable accommodation suited to modern lifestyles. Whether working from home, commuting into London, or simply looking for a peaceful place to unwind, this property provides a versatile setting in a well-established residential neighbourhood.

Independently accessed via the rear of the building, the entrance door leads into a spacious entrance hall.

The reception space forms the heart of the home, offering a relaxed environment for both quiet evenings and informal entertaining and enjoying views of the communal gardens.



The kitchen is arranged for practical day-to-day living, while the bedroom offers a comfortable and peaceful retreat with good proportions for modern living and built in storage.

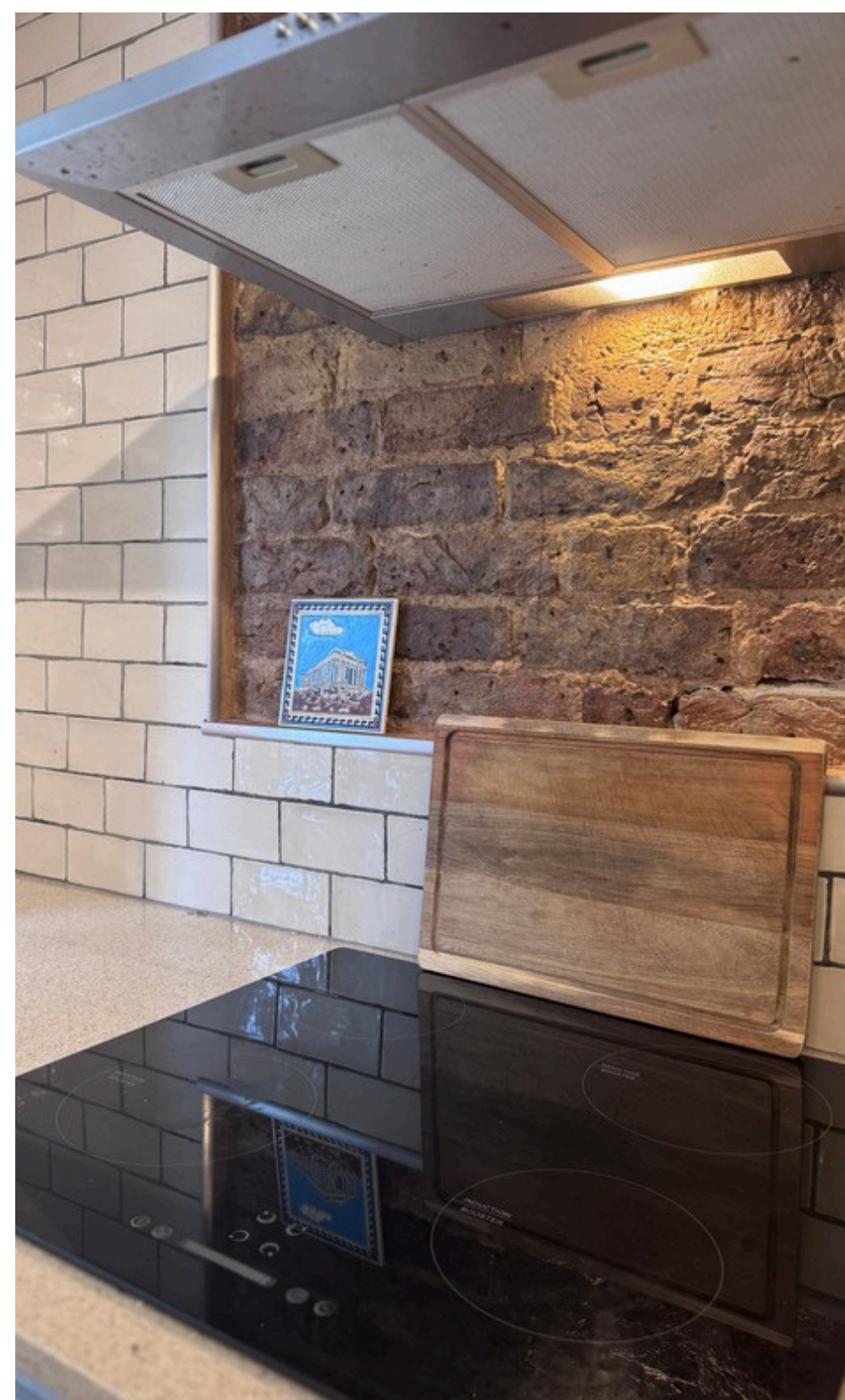
A particular highlight of the property is the access to the communal garden. The outdoor space enhances the sense of openness and provides a valuable place to enjoy fresh air and greenery close to home.



Beyond the apartment itself, South Norwood has become increasingly sought after for its balance of connectivity and neighbourhood charm with the various shops, bars and restaurants of Crystal Palace's 'triangle' nearby. Open green spaces such as Crystal Palace Park and South Norwood Lake are within the vicinity of the property.

With easy access into Central London via Norwood Junction station being less than a mile away and a growing reputation as a vibrant South London neighbourhood, South Norwood combines everyday convenience with a relaxed residential feel.





To View Contact



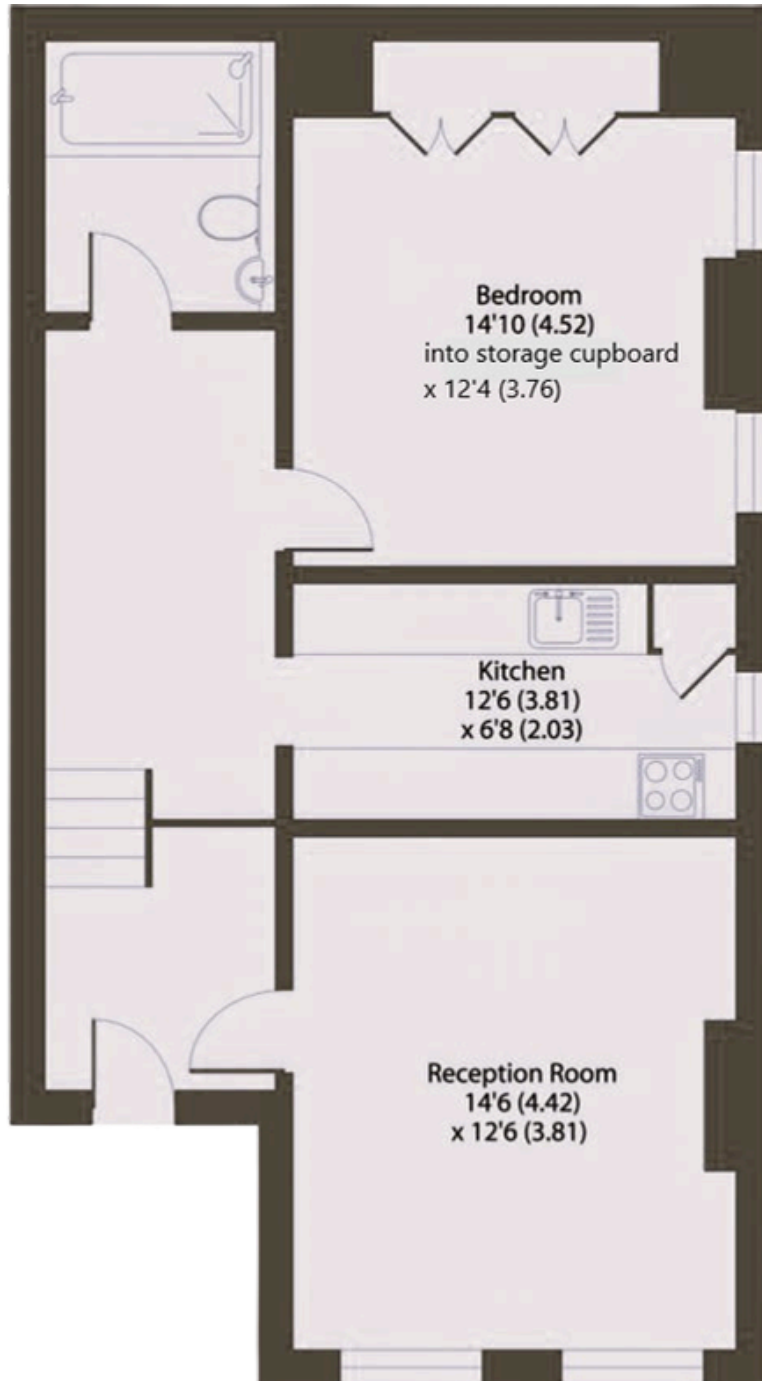
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Floor Plan & EPC



Disclaimer

We are advised by the vendor that the property forms part of a building that has been subject to structural movement. An insurance claim is currently ongoing in relation to this matter, and we are advised that the underlying cause of the movement has now been identified and addressed, and monitoring results, which ended in September 2025 show that the mitigation was successful and the property is stable.

A schedule of remedial works has been produced which include remedial works to the subject property. A certificate of structural adequacy (COSA) is expected post completion of remedial works. The vendor has agreed to cover the cost of the insurance premium.

Any prospective purchaser is advised to make their own enquiries and should consult with their proposed mortgage lender at an early stage, prior to submitting an offer, to confirm lending criteria and requirements relating to the above.

Property Summary

• EPC Rating:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		





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