



## 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  
Lease years: ? remaining years  
Ground Rent £?

### 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.

- SPACIOUS TWO BEDROOM
- TOP FLOOR FLAT
- NO ONWARDS CHAIN
- 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)



2



1



1

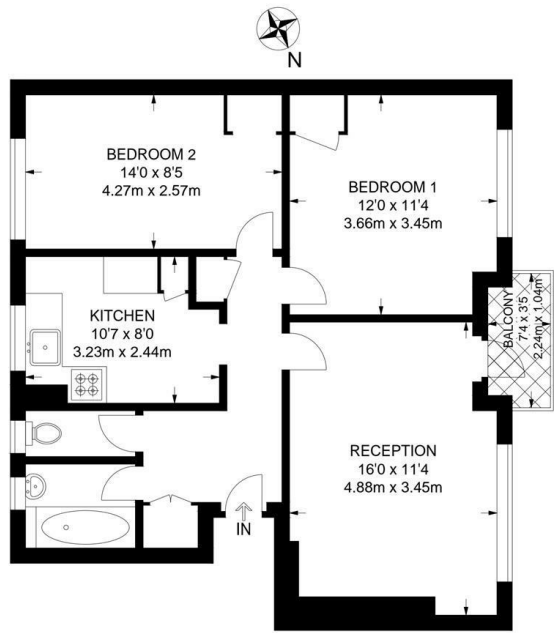


## Floor Plan

### Cedar Tree Grove, SE27

#### 2 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA: 656 SQ FT / 60.9 SQ M

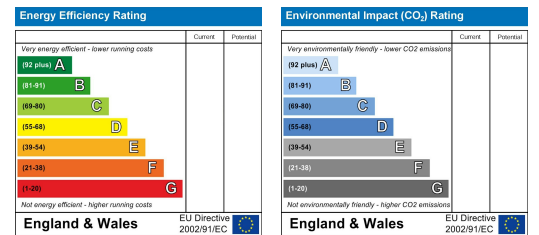


THIRD FLOOR

## Area Map



## Energy Efficiency Graph



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.