

# Payne & Co.



**16 Upper Grove**  
South Norwood SE25 6JX

**Leasehold**

**£395,000**



# 16 Upper Grove

South Norwood SE25 6JX

£395,000



A totally refurbished top floor flat in a period residence located close to great transport links with both Norwood Junction and Selhurst Station nearby providing direct lines to London Bridge, London Victoria and Central Croydon.

## Location

For Sat Nav use SE25 6JX

## Front Door

Communal hallway, stairs to top floor.

## Top Floor

Front door leading to hallway, doors to;

## Open Plan Kitchen/Dining Room/Lounge

Newly fitted Kitchen - Velux roof light, spotlights, modern shaker style base drawers and cupboards, matching wall cupboards, grey wood effect work surfaces with inset stainless steel sink, drainer and mixer tap, low level integrated single oven with electric wipe clean hob and extractor over, built in dishwasher, ample power points, door to eaves storage, Amtico grey 'iced oak' parquet flooring.

Dining Area - with large attractive side aspect window, opening to;

Lounge Area - Velux roof light, radiator, carpet. Large built in airing cupboard housing hot water cylinder and washing machine with shelving above.

## Bathroom

Newly fitted white suite of enclosed bath with mixer tap and hand shower attachment, semi pedestal wash hand basin with mixer tap, shaver point, wall mounted mirror, w.c with hidden cistern and integrated wall push button flush, enclosed shower cubicle with bi-fold door, wall mounted shower controls, heated chrome ladder towel rail, LVT flooring, door to eaves storage, ceiling spotlights.

## Bedroom One

Side and front aspect double glazed sash windows, doors to eaves storage, radiator, ceiling light, radiator, carpet.

## Bedroom Two

Side aspect double glazed sash window, radiator, ceiling light, fitted carpet.

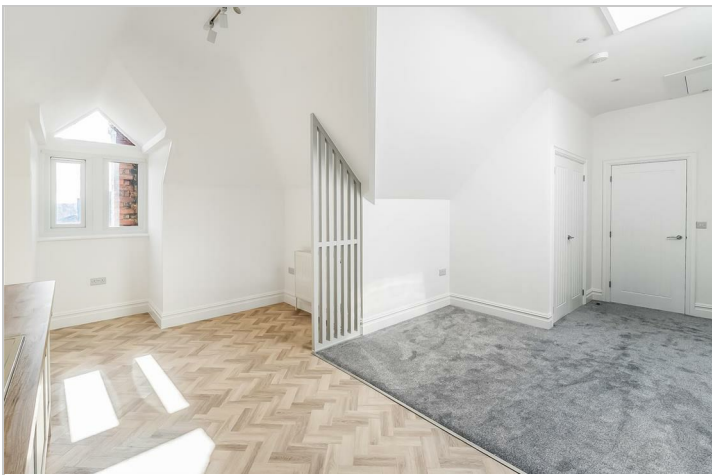
## Lease / service charge details

Maintenance charge - 2025 / 2026 £1345

Lease details - Balance of 995 years

Insurance - 2025 / 2026 £278.33

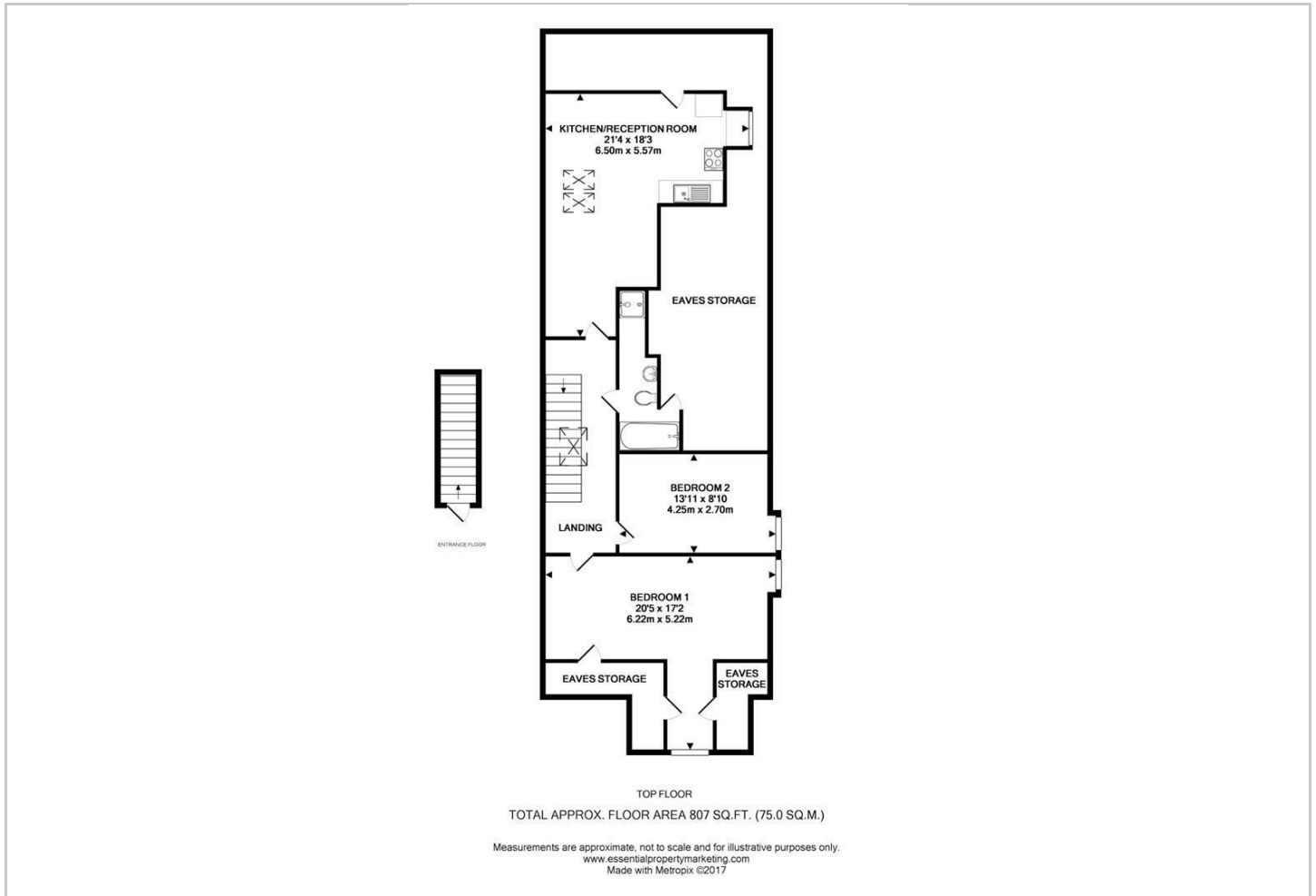
## London Borough of Croydon Tax Band C



## Road Map



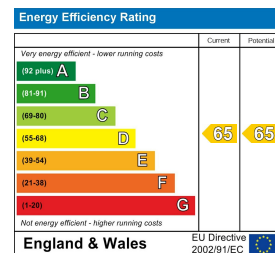
## Floor Plan



## Viewing

Please contact our Payne & Co. Office on 01883 712261 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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