



Upper Grove, London, SE25

£375,000 Leasehold

- Recently refurbished throughout
- Approx. 0.4 miles to South Norwood station
- Versatile living layout
- A stones throw to Selhurst park football ground
- Solid wood flooring throughout
- Large rear garden
- An abundance of storage space

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VENDORS COMMENTS: "Moving to South Norwood six years ago meant a fresh new start for my two then small children (four & six) and myself. We had to leave our beloved Streatham, as we could not afford a property there with the budget available and South Norwood was close enough for them to stay at the same school and near other family members. Unlike Norbury or Thornton Heath that we also considered, South Norwood completely charmed us, as it beamed with tonnes of development potential and was on the brink of going through a well-deserved re-generation due to its many beautiful residential roads and parks on its doorstep (Grangewood Park with tennis courts and other sports amenities, South Norwood Lake with boating and lovely playground, Country Park with its turtles, pitch and put and tonnes of cycling/running/playing opportunity, Tennison Rd Sports Ground with football and more, Crystal Palace with its dinosaurs just a 15mins' bike ride) and fantastic public transport connections from Norwood Junction station (approx 0.4 miles) and Selhurst (approx 0.6 miles) to the rest of London (direct trains - 15mins to London Bridge, 20mins to Farringdon, 20mins to Clapham Junction, 30mins to Victoria, 20min to Gatwick Airport, 1hr to Luton Airport and frequent 5min trains to East Croydon).

We love the fact that there are four big supermarkets and key retail stores which are 5mins drive away (Sainsbury's with Argos & Amazon lockers, Tesco, Aldi, Lidl) with Purley Way/Croydon IKEA/B&Q, Screwfix and the best TK Maxx/HomeSense in London only 12mins away. There is a post office on the high street and if you miss a parcel, the delivery office is 2mins walk from the house. There is a dry cleaners, a cobbler and key cutter there too and most of all plenty of new dining venues, coffee shops and beer cabins/pubs popping up to catch up with nearby Crystal Palace...And Karachi Cuisine still delivers their amazing curries to our doorstep!

We miss a cinema in South Norwood, but Stanley Halls with its ever growing repertoire of movie screenings, gigs and other community centred classes and events is well making up for it. Otherwise, EveryMan Cinema in Crystal Palace is only 8min drive and is the most luxurious and comfortable movie/dining experience that has completely blown us away.

As for the flat, we adore living in it. It is by far the largest flat in the building with very generous, airy living space and tonnes of daylight and beautiful views onto the Grangewood Park with it's 'Mansion house' as we call it, and our own private 'Eiffel Tower' which lights up at night from Crystal Palace and provides stunning fireworks displays from within the comfort of our home.

It breaks our hearts that we have to move. Our family has grown from three people to six people and two kitties over the last year and we look to consolidate our households and find a new bigger home that can accommodate us all.

We have fully renovated this very spacious flat as we moved in, fitting in new kitchen with freestanding island and dark green granite tops, new bathroom with roll top bath and other Victorian features and to us magical emerald pearl granite floor. We replaced all four skylights to flood even more light in. We fitted wooden floor boards throughout the whole flat with extra sound and heat insulation, as well as added insulation around the ample loft areas offering extremely generous storage: particularly those behind the master bedroom and the biggest one spreading across above the bathroom and the children's bedroom, which offers potential for a roof extension.

The flat has access to a large shared garden. Over the past six years, our family has been the only one making use of it and converting it into our little outdoor haven particularly during the lockdown. We've successfully grown everything from roses and lilies to grapes, berries, beans, pumpkins, beef tomatoes and potatoes.

We have refreshed and re-decorated our home again in October 2020 to make it easy for anyone to move in straight away without any extra effort. We hope that anybody that decides that this is the right home for them will fall in love with it as much as we have done".

