



## 2 bed apartment to buy in SE25

Edith Road, London, SE25 5PG

**£275,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Off Street parking

## Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Being sold via 'Secure Sale'
- ✓ Vacant
- ✓ Chain Free
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £275,000.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Tucked within a residential pocket of South Norwood, this ground floor apartment forms part of an attractive period conversion in SE25 5PG, an address that captures much of what people quietly appreciate about this part of south London. The surrounding streets are lined with substantial Victorian and Edwardian homes, many divided into characterful apartments, giving the area a sense of architectural depth that newer developments often lack. It is a neighbourhood that feels settled and lived-in rather than transient, where long-term residents sit comfortably alongside younger professionals discovering the area for the first time.

The apartment itself occupies the ground floor of the building and benefits from direct access to a private rear garden, a feature that consistently places homes like this in strong demand. The accommodation is arranged around a bright reception room that opens through to the kitchen, creating an easy, sociable flow well suited to modern living. There are two bedrooms and a bathroom, with the proportions typical of a period conversion – generous ceiling heights, large windows and a sense of space that is often difficult to replicate in modern apartments. The garden provides a valuable extension of the living space, particularly in warmer months, offering a quiet outdoor retreat rarely found in homes of this type.

One of the strongest advantages of this location is its connectivity. Norwood Junction station is close by and offers impressively quick services into central London, with trains reaching London Bridge in around 12 minutes and additional routes connecting directly to Victoria, Canada Water, Shoreditch High Street and Highbury & Islington via the London Overground. Selhurst station is also located nearby, providing further convenient links into London Victoria and London Bridge, as well as Thameslink services running north through central London towards destinations such as St Albans and Watford. East Croydon station is also within easy reach, opening up fast trains across the south east and direct services to Gatwick Airport. Road users benefit from access to the A23 and A214, linking easily to central London and the wider motorway network.

For families considering the area, schooling is another strength. Harris Academy South Norwood, rated Outstanding by Ofsted, has become one of the most sought-after secondary schools locally. Nearby St Mark's CE Primary School and Cypress Primary School are well regarded among local families, while the wider Croydon and Crystal Palace area offers further options including independent schools and early years settings.

South Norwood's High Street provides the day-to-day essentials with an increasingly interesting mix of independent businesses alongside familiar names. You will find local cafés, convenience stores, bakeries and greengrocers, with larger supermarkets such as Sainsbury's, Tesco and Aldi all close by. A short journey brings you into Croydon town centre, where the Boxpark food hall, Whitgift Centre and a growing selection of restaurants and leisure venues provide a much broader retail and dining offer.

Where the area really begins to shine is in its food and lifestyle scene, particularly when you venture slightly further towards Crystal Palace, just a few minutes away. The Crystal Palace Triangle has become something of a destination in its own right. Four Hundred Rabbits is widely known for its sourdough pizzas and relaxed atmosphere, while Brown & Green is a firm local favourite for brunch and excellent coffee. For something more traditional, The Alma and The Westow House are both excellent choices for a proper Sunday roast, with generous portions and the sort of relaxed, welcoming atmosphere that keeps people returning week after week. Wine bars, small independent restaurants and neighbourhood pubs are dotted throughout the area, giving it a lively but unpretentious feel.

Green space is another defining feature of life here. South Norwood Country Park sits close by and offers something surprisingly expansive for inner London – lakes, walking trails, cycling paths and open fields that attract runners, dog walkers and families alike. It feels less like a city park and more like a stretch of countryside that happens to sit within the capital. A little further away, Crystal Palace Park provides historic terraces, boating lakes, sports facilities and of course its famous Victorian dinosaur sculptures, making it one of south London's most distinctive outdoor spaces.

Taken together, this apartment offers a combination that is increasingly difficult to secure in London: period character, two bedrooms, and a private garden, all within easy reach of fast rail connections into the City and a thriving local lifestyle scene. For buyers looking for a home that balances character, practicality and neighbourhood charm, this ground floor apartment in SE25 represents an excellent opportunity.

Council Tax Band: C

Tenure: Leasehold

Price: Starting Bid £275,000

Property Type: Apartment

Parking: Off Street, On Street

Year built: 1890

Construction materials: Brick and block

Roofing type: Clay tiles, Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good



**TOTAL: 701 sq. ft**  
 1st floor: 701 sq. ft  
 EXCLUDED AREAS: WALLS: 78 sq. ft

FLOOR PLAN CREATED BY CURICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92-100) <b>A</b>                                  |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   |                         | 76        |
| (55-68) <b>D</b>                                   | 67                      |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive 2002/91/EC |           |

Edith Road, London, SE25 5PG

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