



**Auction**

## 2 bed apartment to buy in SE25

Albert Road, London, London, London,  
SE25 4JD

**£160,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Sold via 'Secure Sale'
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £175,000.

Set within a quietly residential pocket of SE25 4JD, this home sits in a part of South Norwood that feels settled and established, yet increasingly well regarded. The surrounding streets are made up largely of period houses and long-standing homes, giving the area a genuine sense of community rather than transience. It's the sort of location where people arrive for the convenience and stay for the balance it offers – easy access into central London, generous green space nearby, and a neighbourhood that feels grounded and lived in.

South Norwood has been steadily coming into its own over recent years, helped in no small part by its excellent transport links and the scale of its open spaces. Norwood Junction is close by and offers fast, frequent services into London Bridge and Victoria, alongside London Overground routes that make getting across the city straightforward. For day-to-day life, the local high street is practical and improving, with a mix of independent shops, cafés and essentials, while nearby Crystal Palace and central Croydon offer a broader spread of restaurants, bars and shopping when needed.

One of the area's real highlights is the access to green space. South Norwood Country Park is a short walk away and provides acres of open land, lakes and walking routes that feel far removed from city life. It's ideal for morning runs, dog walks, or simply having space to breathe, and it's a big part of what draws people to this side of South East London.

The property itself is a lower ground floor flat with its own private entrance, giving it a degree of independence that's often missing at this level. Inside, the layout is straightforward and well proportioned: a central hallway leads into the main reception space, which opens through to what will become the kitchen area once fitted. There are two bedrooms – one double and one single – along with a separate bathroom, and to the rear, a generous garden accessed directly from the flat, offering valuable outdoor space rarely found with properties of this type.

Most of the heavy lifting has already been done here. The key structural and practical works have been completed, including electrics, plumbing and plastering, leaving the remaining elements largely cosmetic and finish-led. There is scope to complete the kitchen, finish the bathroom and add final decorative touches and flooring, allowing an incoming buyer to put their own stamp on the space without taking on a full-scale refurbishment.

Offered to cash buyers only, this is a solid opportunity to acquire a well-located property with the bulk of the work behind it, outdoor space to the rear, and strong fundamentals in an area that continues to grow in appeal. For those looking for a manageable project in a genuinely convenient South London location, it's a proposition that makes a great deal of sense.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 47

Annual Ground Rent Amount: £50.00

Price: Starting Bid £160,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Known property issues: Japanese Knotweed

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

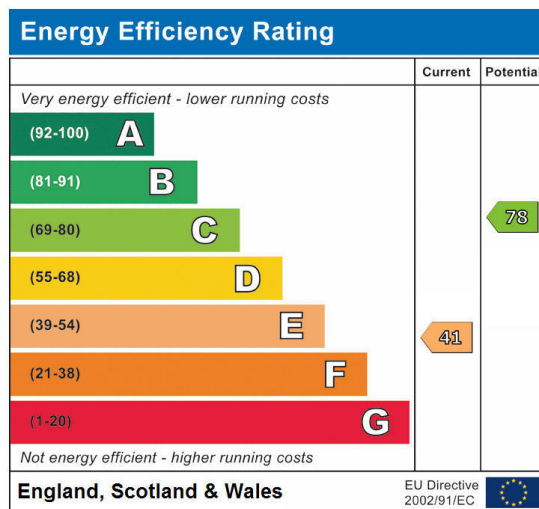
Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Albert Road, London, London, London, SE25 4JD

Contact your local branch today for more information on this property:

**1000 Great West Road, Brentford, Brentford, Middlesex, TW8 9DW, Tel: 0208 106 8888,**  
<https://openhouse.london/>

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