



Dulwich Sales, 81-83 Lordship Lane, London SE22 8EP

T 020 8299 8300 E dulwichsales@ludlowthompson.com W www.ludlowthompson.com

CAMILLE CLOSE SOUTH NORWOOD



SOLD

REF: 2824744

2 Bed, Terraced House, Private Garden

Direct Access to Private Garden - Close to South Norwood Country Park & Lakes - Private Driveway Parking
- Short Walk to Norwood Junction Station - Terraced House

A well-presented and bright two bedroom terraced house situated in a modern and sought after cul-de-sac development. Benefiting from a private parking space and direct access to a private garden. Ideally located in a convenient position a short distance from a number of amenities, including shops, schools and transport. Accommodation comprises two bright and modern bedrooms, a well-appointed bathroom and a cosy reception room, with a delightful feature fireplace and there is also room for a di... [continued below](#)

Train/Tube - Norwood Junction, Anerley, Penge West

Local Authority/Council Tax - Croydon

Tenure - Freehold

ludlowthompson



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Reception



Reception



Reception



Kitchen



Kitchen



Garden



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Bedroom



Bedroom



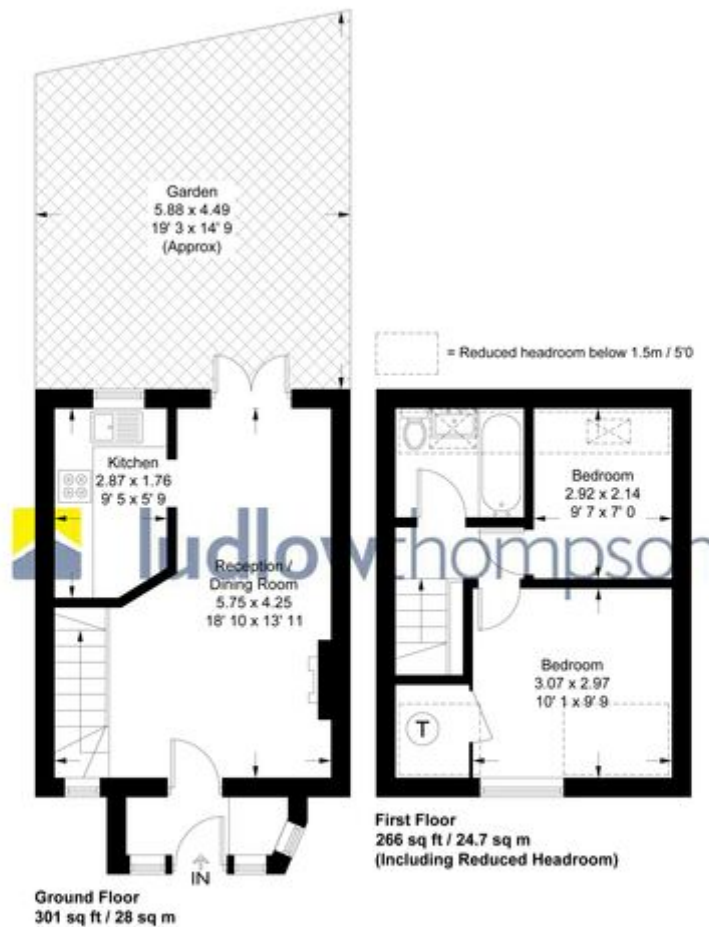
Bathroom



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Camille Close

Approximate Gross Internal Area = 504 sq ft / 46.8 sq m

(Excluding Reduced Headroom)

Reduced Headroom = 63 sq ft / 5.9 sq m

Total = 567 sq ft / 52.7 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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Accommodation comprises two bright and modern bedrooms, a well-appointed bathroom and a cosy reception room, with a delightful feature fireplace and there is also room for a dining table. French doors from the reception area lead directly out to a lovely two levelled private garden. The kitchen is conveniently located just off of the reception/dining area.

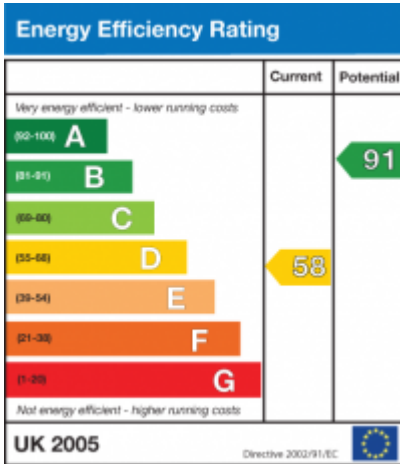
Enviably located a short walk to Norwood Junction providing transport to London Bridge, Gatwick Airport and Highbury and Islington. Enviably located between the fantastic green open spaces of South Norwood Country Park and South Norwood Lake and Grounds.



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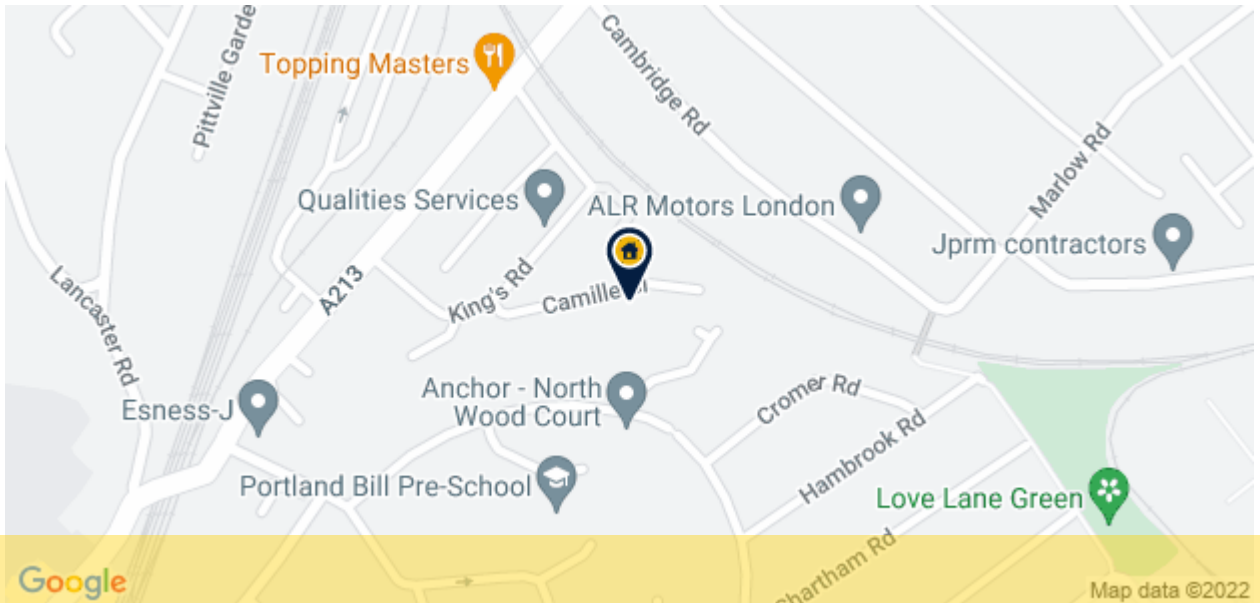




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When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Dulwich Sales Office quoting 2824744

DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.