

# Jukes & Co

Estate Agents



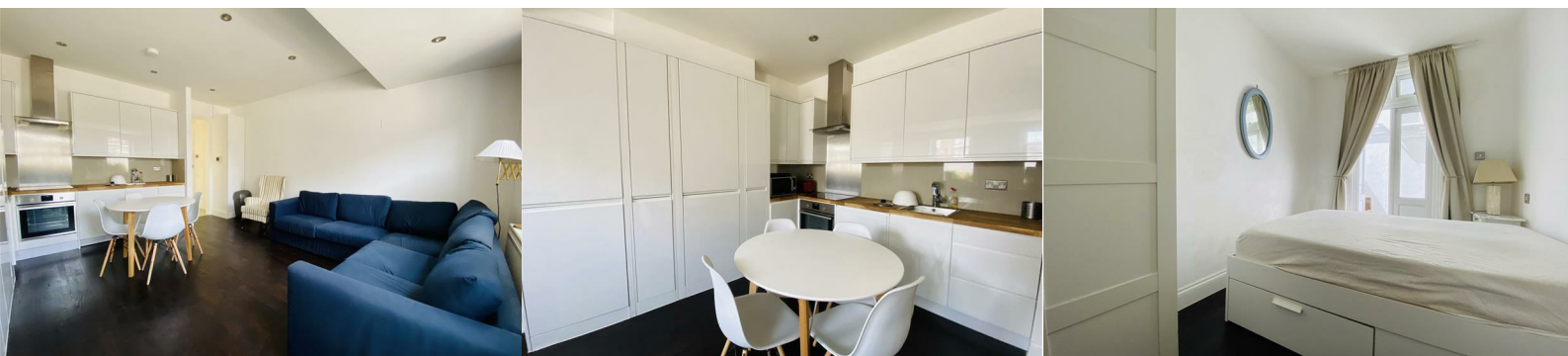
## Portland Road

, London, SE25 4QB

£249,950



A superb modern styled ground floor flat set on a well known road and conveniently positioned for numerous shops and amenities including Tesco's express and The Leisure Centre. Transport links are walking distance with bus routes, Arena and Woodside tram stops and the 'one stop' service to London Bridge via Norwood Junction train station. The country Park is also just a short walk away ideal to experience when you have some time off. Features of the property include a fabulous Open plan Kitchen Living space measuring 15'6. 15ft reception room, Double bedroom with patio doors to courtyard, modern shower room and is also offered CHAIN FREE!



### Entrance Hall

Video entry phone, tiled under flooring heating, smoke alarm, spotlights.

### Open Plan Living Room Kitchen

15'6 x 14'4 Real wood flooring double glazed frosted sash windows to the front with blinds, free standing storage unit, sofa, chair, radiator. Kitchen area Square sink unit & mixer tap, wall and base units, induction hob and oven below, extractor hood, integrated fridge freezer, washing machine, dishwasher, dining table and chairs.

### Bedroom

11'11 x 8'2 Double Glazed window with blinds, real wood flooring, radiator, double bed, chest of drawers, arm chair, double glazed patio doors onto : courtyard patio.

### Shower Room

Low level w.c, wash hand basin and mixer with storage cupboard below, heated towel rail, powerful shower and cubicle, mirror, fully tiled, extractor fan.

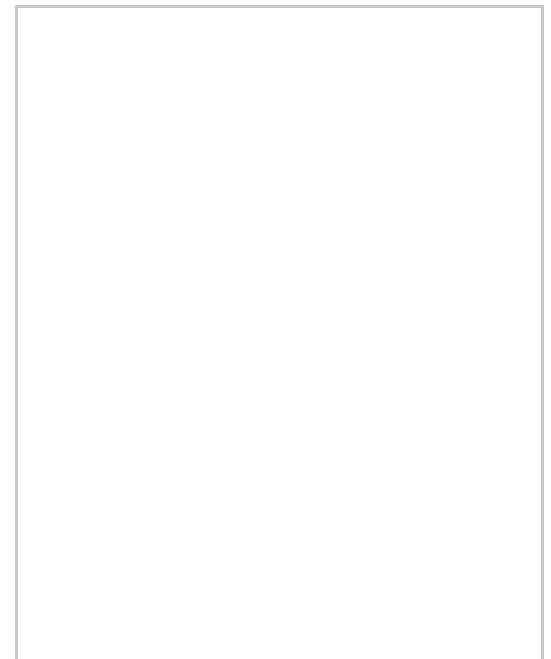
### Courtyard Garden

Lovely decked area with table and chairs.

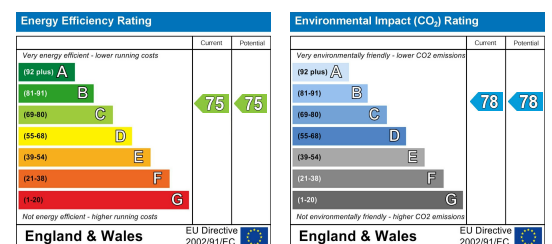
### Area Map



### Floor Plan



### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

### Sales and Lettings

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