



- Ground Floor - 2 bedrooms
- Gas central heating (N/T)
- We are told some off street parking is available.
- Bathroom with bath plus separate shower cubicle.

## Harrington Road, South Norwood, London, SE25 4NW

TWO BEDROOM GROUND FLOOR MAISONETTE located close to Harrington Road Tram stop and the popular Country Park. Norwood Junction Mainline Station is also within easy reach as are many good schools shops and buses. This property sits on a bold corner position, has spacious rooms, patio area that could be fenced off and the seller informs us some off street parking. This is worth viewing. No onward chain!

**Asking Price Of £292,500**



## Property Description

**TWO BEDROOM GROUND FLOOR MAISONETTE** located close to Harrington Road Tram stop and the popular Country Park. Norwood Junction Mainline Station is also within easy reach as are many good schools shops and buses. This property sits on a bold corner position, has spacious rooms with storage areas and the seller informs us some off street parking. This is worth viewing. No onward chain!

**LIVING ROOM 11' 9" x 12' 6" (3.6m x 3.82m) Windows**

**KITCHEN/BREAKFAST ROOM 12' 11" x 11' 10" (3.95m x 3.61m) Range of fitted base and wall cabinets, door to outside.**

**BEDROOM 11' 5" x 9' 0" (3.5m x 2.76m) Fitted wardrobe.**

**BEDROOM 10' 5" x 6' 9" (3.2m x 2.06m) Windows**

**BATHROOM Bath, Wc, shower cubicle, hand basin.**

**LEASE** Seller informs us the Lease will be extended upon completion to 125 years.

**Ground Rent** will be £100 we understand.

**Service Charge** The seller informs us it is a 50/50 split for any building maintenance and same for building insurance costs.

**LOCAL AMENITIES** The Country park is just down the road.

**Norwood Junction Station** is local.





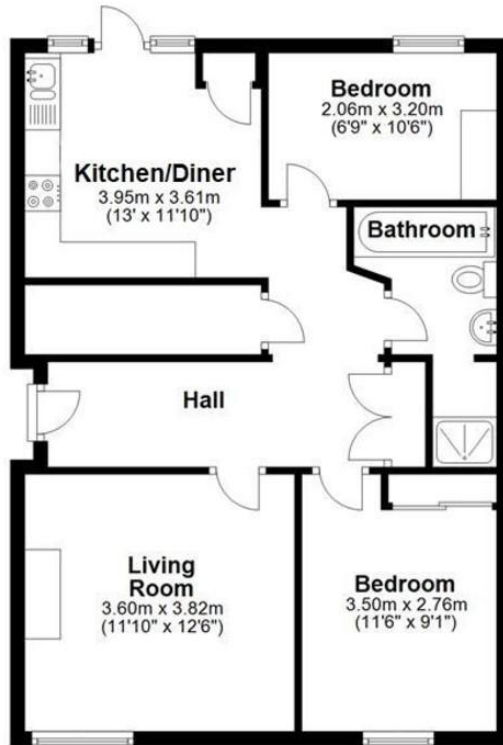


there are many schools shops buses and Trams close by.



### Ground Floor

Approx. 62.2 sq. metres (669.9 sq. feet)



Total area: approx. 62.2 sq. metres (669.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given, this plan is for illustration purposes only.

Plan produced using PlanUp.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.