



- Ideal buy to let
- Spacious rooms plus garden
- Needs some work and TLC
- Private entrance
- Gas central heating (N/T)

## High Street, South Norwood, London, SE25 6HJ

Benson & Partners are delighted to offer this split level two bedroom flat located within easy reach of Norwood Junction Over Ground Station, many bus routes and open spaces. There are also many shops and cafe's located close by. This property does need some work and modernisation but has great potential!

**Asking Price Of £260,000**

## Property Description

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**LOUNGE 15' 5" x 10' 4" (4.7m x 3.15m)**



**KITCHEN 9' 9" x 9' 3" (2.97m x 2.82m)** Range of cupboards with worktop.

**BEDROOM 12' 8" x 10' 4" (3.86m x 3.15m)**

**BEDROOM 12' 5" x 10' 4" (3.78m x 3.15m)**

**BATHROOM** Bath, Wc and hand basin

**GARDEN** We understand this property comes with garden (TBC)

**LEASE** We are told the outstanding Lease is 189 years (TBC)

Service charge £1393 p.a. (TBC)

Ground Rent £100 p.a. (TBC)

**LOCAL AMENITIES** Norwood Junction Over Ground Station is local.

There are many good schools located close by.

There are cafes and shops just down the road.





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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 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.