

SHARE OF
FREEHOLD



Apartment
**GRANGE ROAD,
UPPER NORWOOD,
LONDON,
SE19 3BN**

£250,000

FEATURES

Superb 1 Bedroom Apartment

Panoramic Views & Park Style Communal Garden

Double Glazed Windows

Gas Central Heating (n/t)

Council Tax Band B

EPC Rating C

**Share of Freehold with 999 year Lease from
24/06/1984**

Ground Rent is a Peppercorn

Service Charges are £1,140 p.a.

No Chain. Call Now to View!



1



1



1

1 Bedroom Apartment located in Upper Norwood

Spacious purpose built 1 Bedroom Apartment with Panoramic view. situated within easy reach of Grangewood Park, Norwood Junction Overground, Crystal Palace Triangle with its boutique shops and superb restaurants. Features; Entryphone, Spacious lounge, Balcony, Modern fitted kitchen, Modern fitted bathroom, Generous sized bedroom, Gas central heating (n/t), Double glazed windows and a Superb 'park style' communal rear garden. Share of Freehold. Council Tax Band B. EPC Rating C. View Now!

Crystal Palace named best place to live in London 2022 by the Sunday Times article on 8th April 2022:

There's a sense of rude health in these parts of south London. A glow is coming back to this "village"-like location with its parks, period mansions, cool cafés, indie shops, strong schools (three outstanding primaries and three outstanding secondaries) and panoramic city views. Trains reach London Bridge (from 20 minutes) and London Victoria (from 28 minutes), as well as Overground trains stopping at assorted Hackney hotspots.

Bohemian types have found inspiration here since the early 1870s, when the artist Camille Pissarro lived on Westow Hill. Today, the three streets that make up the Westow Triangle make a welcoming impression all of their own. There's an Everyman cinema, a fishmonger, a bookseller, and more antiques shops than you need to

decorate one of the roomy family-friendly.

ENTRANCE HALL

LOUNGE WITH PANORAMIC VIEWS 16' 7" x 10' 4" (5.06m x 3.17m)

BALCONY 8' 1" x 3' 0" (2.48m x 0.92m)

MODERN FITTED KITCHEN 10' 11" x 6' 0" (3.33m x 1.83m)

LUXURY BATHROOM 5' 11" x 6' 6" (1.81m x 2m)

BEDROOM 14' 2" x 8' 3" (4.32m x 2.54m)

SUPERBLY PRESENTED COMMUNAL REAR GARDEN WITH MATURE TREES AND SHRUBBERY

LEASEHOLD INFORMATION:

The property comes with a Share of Freehold

The Lease is 999 years from 24th June 1984

The Ground Rent is a Peppercorn

The Maintenance Charges are £1,140 per annum

Flat owners can attend the monthly management meetings to discuss maintenance expenses

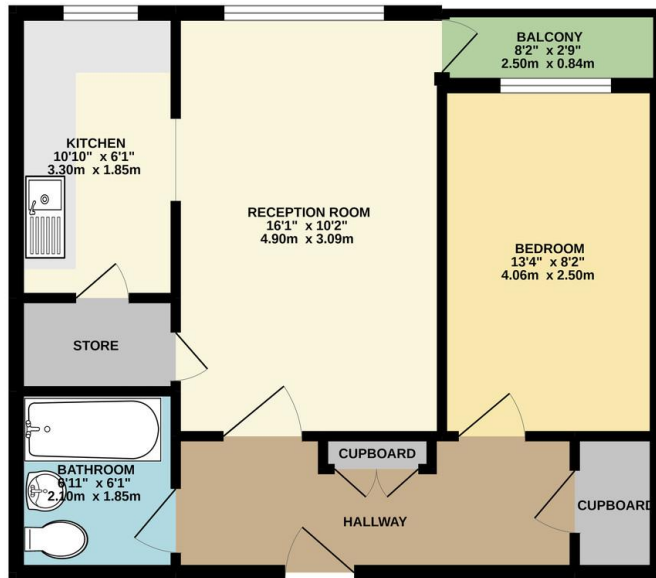
Flat owners can rent a Garage from the Freehold company for £10 per month

BENSON & PARTNERS | 4 – 6 STATION ROAD, LONDON, SE25 5AJ



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496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA - 496 sq ft (46.1 sq.m) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metreplan 10/02/2

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Council Tax Band: B

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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