

SHARE OF  
FREEHOLD



Spacious 1 Bedroom Garden Flat  
**CLIFTON ROAD,  
SOUTH NORWOOD,  
LONDON,  
SE25 6NL**

Offers In Excess Of  
**£285,000**

**FEATURES**

Spacious 1 Bedroom Garden Flat

Modern Kitchen and Bathroom

Gas Central Heating and Double Glazed Windows

Off Street Parking

Council Tax Band B

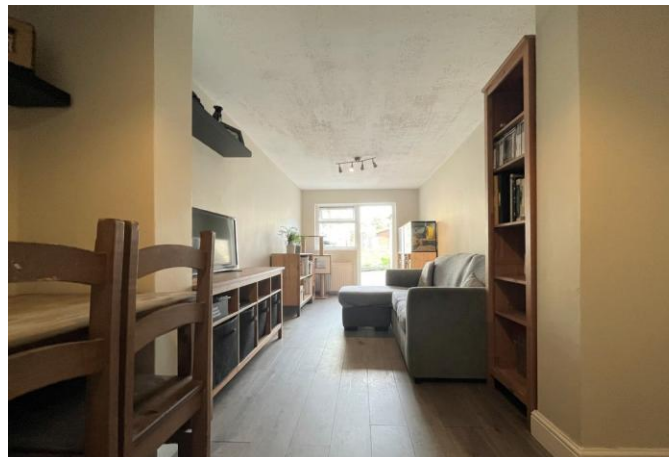
EPC Rating C

Share of Freehold with 999 year Lease from  
01/01/2018

Ground Rent is Peppercorn

Maintenance Charges are as and when required

View Now!



# 1 Bedroom Spacious 1 Bedroom Garden Flat located in South Norwood

Spacious Ground Floor 1 Bedroom Converted Flat with an unusually Large Rear Garden. Situated conveniently for Selhurst Station, Norwood Junction Overground, South Norwood Park and many local shops. Features; Spacious lounge / dining room with door out to the rear garden, Modern kitchen, Modern bathroom, Spacious bedroom, Gas central heating, Double glazed windows, Off street parking and a Large rear garden. Share of Freehold. Council Tax Band B. EPC Rating C. This is worth Viewing!

The current Vendors originally purchased the property after seeing the potential of the very large garden and good sized rooms the property has to offer.

LOUNGE / DINING ROOM 21' 5" x 9' 6" (6.55m x 2,51m)

MODERN KITCHEN

MODERN BATHROOM

SPACIOUS BEDROOM 14' 11" x 13' 4" (4.55m x 4.07m)

OFF STREET PARKING

LARGE REAR GARDEN

LEASEHOLD INFORMATION:

The property has a Share of Freehold

The Lease is 999 years from 1st January 2018

The Ground Rent is a Peppercorn

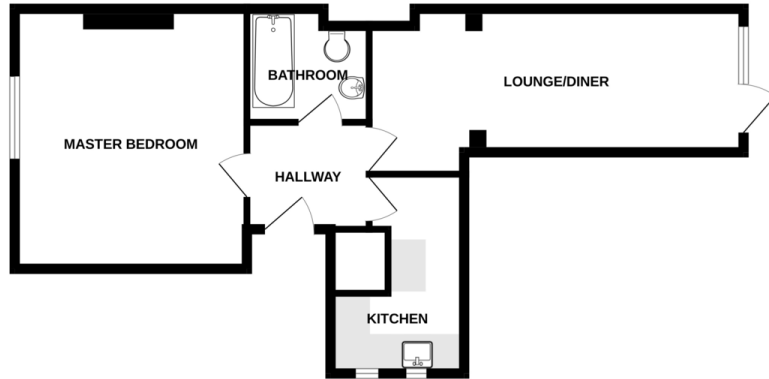
The Maintenance Charges are Shared on an as-and-when required basis

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



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GROUND FLOOR  
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA: 549 sq.ft. (51.0 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, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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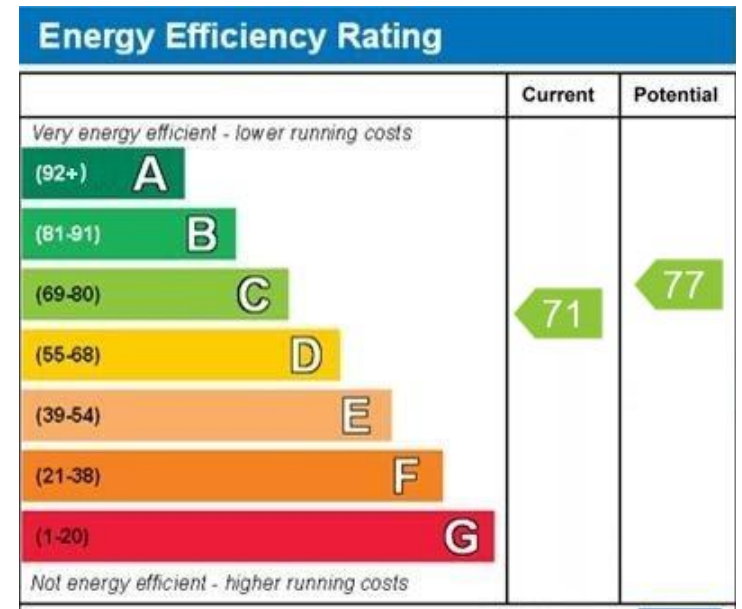
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Council Tax Band: B



Agents Note: Whilst every care has been taken to prepare these 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.