

LEASEHOLD



Ground floor flat  
**PORTLAND ROAD,  
SOUTH NORWOOD,  
LONDON,  
SE25 4UY**

**Guide Price**  
**£230,000**

**FEATURES**

Guide price £230,000 - £250,000

Gas central heating

Double glazed windows

Storage areas

No onward Chain

Lease extended to 125 Years

Ground Rent £150 per annum

Croydon Council band B

EPC says 43 Square metres



1



1



1

# 1 Bedroom Ground floor flat located in South Norwood

Guide Price £230,000 - £250,000 for this spacious

GROUND FLOOR 1 bed flat located close to all local shops, cafes and Norwood Junction Mainline Station with its 'fast' to London Bridge. The property was recently refurbished (last year) to a very high standard, with high quality tile and laminate flooring, new kitchen and bathroom. This property is available to view now!

BEDROOM 12' 10" x 11' 6" (3.91m x 3.51m) To front with bay window.

LIVING ROOM 12' 0" x 11' 3" (3.66m x 3.43m) Store area, doorway to kitchen.

KITCHEN/BREAKFAST ROOM 11' 2" x 9' 4" (3.4m x 2.84m) Modern kitchen with fitted units - tiled floor, door to utility / storage area.

UTILITY ROOM 12' 9" x 4' 8" (3.89m x 1.42m) Door to garden - excellent storage area.

BATHROOM Bath, WC and hand basin. There is a small window and storage area for toiletries.

OUTSIDE SPACE There is a small outside area with a gate.

LEASE We are told the Lease has been extended to 120+ Years.

We are told the Ground Rent is £150 per annum

We are told 'as & when' for any maintenance (TBC)

LOCAL AMENITIES Norwood Junction Over Ground Station is within easy reach.

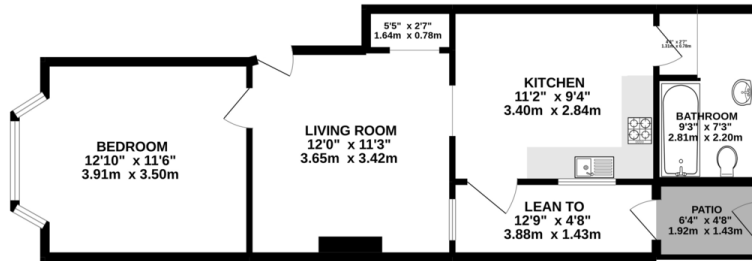
There is a doctors surgery located virtually next to the swimming pool.

The Country Park is within easy reach.



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

GROUND FLOOR



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.  
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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		

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.