

LEASEHOLD



First Floor Victorian Conversion Flat
**ALBERT ROAD,
SOUTH NORWOOD,
LONDON,
SE25 4JD**

Guide Price
£290,000

FEATURES

First floor 2 bed flat

Victorian style frontage

Gas Central heating

Car parking for 2 cars at rear (TBC)

Double glazed windows.

We understand a Lease of 158 years is to be arranged.

We understand with the new Lease the Ground Rent will be peppercorn.

Maintenance - we are informed 'as and when'

To view - keys held



1



1



2



2 Bedroom First Floor Victorian Conversion Flat located in South Norwood

Guide Price £290,000 - £320,000 First floor two bed converted flat with spacious rooms throughout! This property has two double bedrooms, generous sized lounge and separate kitchen. Outside there is off street parking for 2 vehicles. There is in our opinion some cosmetic work needed but offers first time buyers a good sized property. Norwood Junction Station is just around the corner as are many shops, bus routes and the popular Country Park. We hold keys for viewing.

LOCAL AMENITIES Norwood Junction Station is local.

The Country Park is also within easy reach.

There are many bus routes and local shops nearby.

HALL Stairs to upper landing

LOUNGE 13' 10" x 12' 4" (4.24m x 3.77m) Windows to front, door to kitchen.

KITCHEN Window, range of base and wall cabinets with worktops. Gas cooker point. Boiler to wall.

BEDROOM 11' 2" x 11' 1" (3.41m x 3.4m) Double glazed window.

BEDROOM 11' 1" x 10' 9" (3.4m x 3.28m) Window.

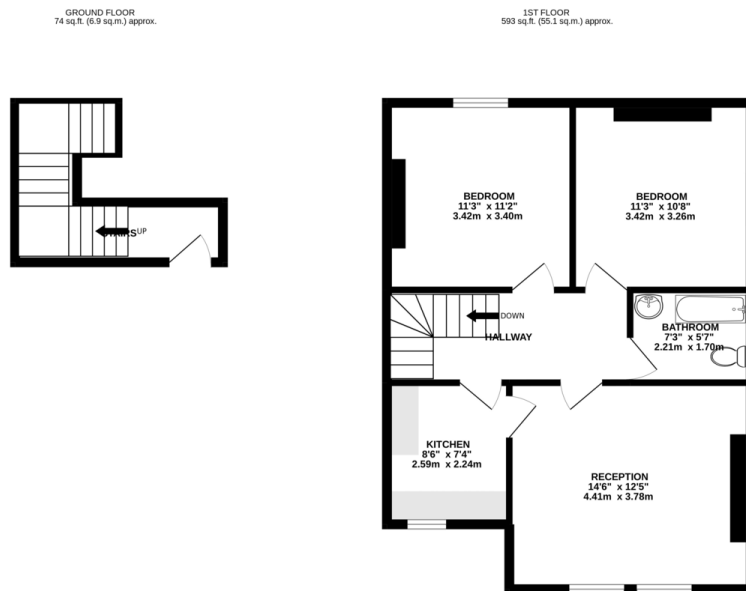
BATHROOM With bath, WC and hand basin. There is also access to the loft area, ideal store area.

GARDEN We understand the gardens are communal and this property has 2 parking bay.

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



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



TOTAL FLOOR AREA: 667 sq.ft. (62.0 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2022

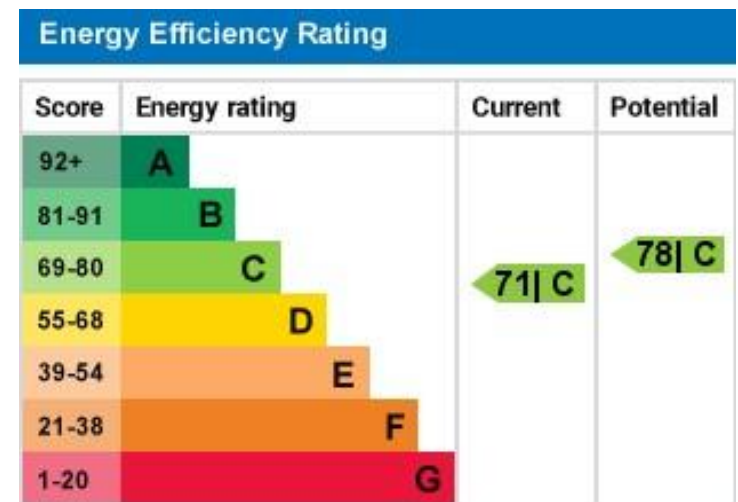
Contact Us On:

020 8653 3444

southnorwood@benzonpartners.co.uk

www.bensonpartners.co.uk

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.