

FREEHOLD



Freehold Investment with Two Flats
**SOUTH NORWOOD
HILL,
SOUTH NORWOOD,
LONDON,
SE25 6AB**

£525,000

FEATURES

Freehold Investment

Flat A - Sold on 125 years Lease from 2021

Flat B - 2 Bedroom Flat

Flat C - 1 Bedroom Flat

Rental Value estimated at £2,900 pcm

Ground Rent Investment is £250 p.a.

Flat B - Council Tax Band is C

Flat C - Council Tax Band is B

Flat B and C - EPC Rating is D

Viewings Strictly by Appointment



2 Bedroom Freehold Investment with Two Flats located in South Norwood

Freehold Investment For Sale with Two Flats and Ground Rent Investment, Situated within easy access to Norwood Junction Overground, South Norwood High Street, The Country Park, Norwood Lakes Tesco Express and Sainsburys. Features; Freehold Investment, Flat A is sold on a long Leasehold. Flat B is a two bedroom flat, Council Tax Band is C, EPC Rating is D. Flat C is a one bedroom flat, Council Tax Band is B, EPC Rating is D. This property offers excellent investment with a rental value estimated at £2,900 per month plus the Ground Rent. Call Now to View!

FIRST FLOOR FLAT (FLAT B)

A spacious two bedroom first floor self contained flat with gas central heating and double glazed windows.

Vendor informs that the property will be vacant possession on completion.

The flat is circa 708 sqft or 65.80 sqm

Lease is 125 years from 2015

Ground Rent £300 p.a.

The Council Tax Band is C

The EPC Rating is D

SECOND FLOOR FLAT (FLAT C)

A spacious one bedroom second floor self contained flat with gas central heating and double glazed windows.

Vendor informs that the property will be vacant possession on completion.

The flat is circa 430 sqft or 40 sqm

Lease is 125 years from 2015

Ground Rent £300 p.a.

The Council Tax Band is B

The EPC Rating is D

For any other details please call Benson & Partners.

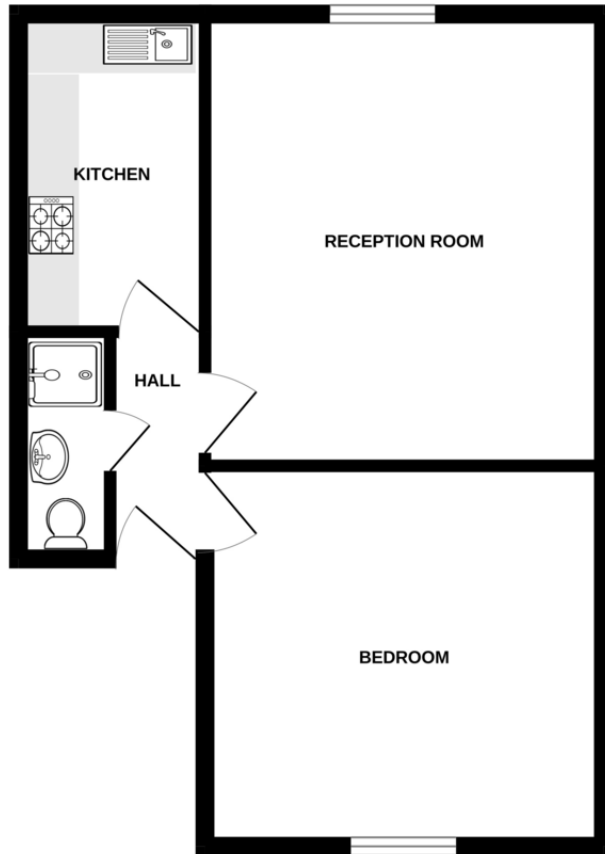
ENERGY PERFORMANCE CERTIFICATE – FLAT 3:

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	69 C
39-54	E		

ENERGY PERFORMANCE CERTIFICATE – FLAT 2:

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	72 C
39-54	E		
21-38	F		

2ND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 423 sq.ft. (39.3 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

Contact Us On:

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Council Tax Band: C

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	72 C
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.