

LEASEHOLD



Second Floor Apartment  
**SOUTH NORWOOD  
HILL,  
SOUTH NORWOOD,  
LONDON,  
SE25 6BE**

**Offers Invited**  
**£270,000**

**FEATURES**

**Spacious Second Floor Two Bedroom Apartment**

**Modern Kitchen and Bathroom**

**Double Glazed Windows**

**Needing TLC**

**Council Tax Band C**

**EPC Rating E**

**Lease term is 125 years from 25/03/1992**

**Ground Rent is £50p.a.**

**Maintenance Charges are £1,300p.a.**

**No Chain. Call Now to View!**



## 2 Bedroom Second Floor Apartment located in South Norwood

Spacious Second Floor Two Bedroom Apartment on South Norwood Hill. Situated conveniently for Norwood Junction Overground Station with its 'fast train' service to London Bridge, Crystal Palace Triangle with its popular shops, bars and restaurants. Features; Spacious lounge, Modern kitchen, Modern bathroom, Two bedrooms, Double glazed windows, Electric heating, Unallocated parking and Communal gardens. Lease term is 125 years from 25th March 1992. Council Tax Band C. EPC Rating E. Ideal first home or Buy to let. Call Now to View!

WELL KEPT COMMUNAL GARDENS SURROUND THE PROPERTY

LEASEHOLD INFORMATION:

Lease Term is 125 years from 25th March 1992

Ground Rent is £50 p.a.

Maintenance and Service Charges are £1,300 p.a

HALLWAY

SPACIOUS LOUNGE / DINING ROOM 16' 5" x 13' 10"  
(5m x 4.22m)

MODERN KITCHEN 10'5" x 8' (3.16m x 2.45m)

INNER HALL WITH STORAGE CUPBOARDS

MODERN BATHROOM 9' 6" x 5' 0" (2.29m x 1.53m)

BEDROOM 1 WITH BUILT-IN CUPBOARD 13' 1" x 10' 7"  
(4m x 3.22m)

BEDROOM 2 WITH BUILT-IN CUPBOARD 11'11" x 8'12"  
(3.3m x 2.3m)

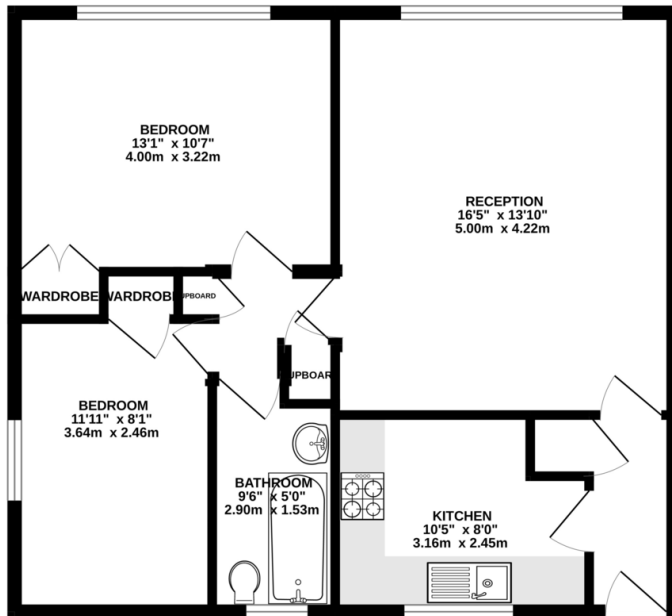
**BENSON & PARTNERS | 4 – 6 STATION ROAD, LONDON, SE25 5AJ**





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APARTMENT  
640 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 640 sq.ft. (59.4 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 misstatement. 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: C

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D		
39-54	E	40   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.