

SHARE OF  
FREEHOLD



1 bed converted flat  
**HOLMESDALE ROAD,  
SOUTH NORWOOD,  
LONDON,  
SE25 6PP**

Asking Price Of  
**£220,000**

#### FEATURES

- Ideal First time buyers.
- First floor converted flat.
- Gas central heating.
- Excellent property for Investment buyers
- Share of Freehold.
- Nil Ground Rent.
- Maintenance - £1800 inclusive of Buildings Insurance.
- EPC rating C
- Council Tax Band A
- Lease Term 900+ years



# 1 Bedroom 1 bed converted flat located in South Norwood

Benson & Partners SE25 are pleased to offer this first floor 1 bedroom flat located within easy reach of Norwood Junction Overground Station, many shops in the South Norwood area plus the very popular Norwood Lake with its park, lake and social activities. This property with its Share of Freehold represents excellent value either buy to let or to live in. It has a well appointed lounge, separate kitchen, bathroom and bedroom. There is also parking at the rear. If you would like to view please call and we shall arrange.

**HALLWAY** Communal hallway to upper landing.

**LOUNGE** Windows to front, door to kitchen, radiator.

**KITCHEN** Well fitted with base and wall storage units and worktop. Window facing front.

**BEDROOM** Facing rear with window.

**BATHROOM** Bath, WC and hand basin, part tiled walls.

**GARDEN** To front and rear mainly lawn and parking.

**PARKING** At rear un-allocated via side driveway.

**LEASE** - We understand the Lease runs to 24th March 2986

Ground Rent - nil.

SHARE OF FREEHOLD

MAINTENANCE We are told Maintenance plus Buildings Insurance is £1800 per annum.

GROUND RENT Nil

LOCAL AMENITIES Norwood Junction is located close by with its 'fast' to London Bridge.

There are many bus routes to London, Crystal Palace just at the end of the road

There are many shops located on the High Street - these include an Aldi + Costa coffee.

LOCAL AMENITIES The High Street is within easy reach with its eclectic array of shops and cafes.

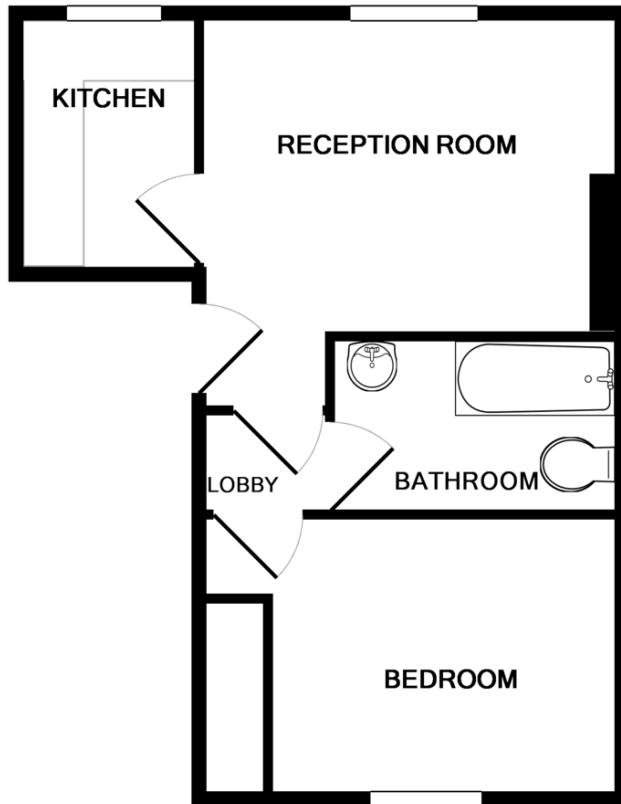
Norwood Junction Overground Station is within easy reach.

There are many bus routes that run past the end of Holmesdale Road - a short distance away.





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



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Contact Us On:

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Council Tax Band: A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

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.