

LEASEHOLD



First floor converted flat.
BYNE ROAD,

**LONDON,
SE26 5JG**

**Asking Price Of
£270,000**

FEATURES

First floor 1 bed converted flat.

Ideal for first time buyers.

Gas central heating.

Bathroom with separate WC.

Within easy reach of Crystal Palace Park.

Lease - 189 years plus.

Maintenance - we are told £1200 p.a.

Ground Rent - Zero

EPC rating D

Council Tax band B



1 Bedroom First floor converted flat. located in London

Benson & Partners SE25 are pleased to offer this 1 bedroom first floor converted flat located in a side road within easy reach of Crystal Palace Park, many local shops and transport links. The property, set in a lovely Victorian, End Terrace, benefits from gas central heating, open plan lounge / kitchen and a spacious double bedroom, ideal for first time buyers or buy to let clients wishing to expand their portfolio.

Crystal Palace Park is within easy reach.

Great transport links are easily reachable.

LOUNGE KITCHEN 12' 0" x 12' 0" (3.68m x 3.66m)

Lounge area plus kitchen units. Window.

BATHROOM WC plus bathroom en suite.

BEDROOM 11' 10" x 9' 11" (3.62m x 3.03m) Window, radiator.

LEASE DETAILS We are told the Lease term is over 189 years.

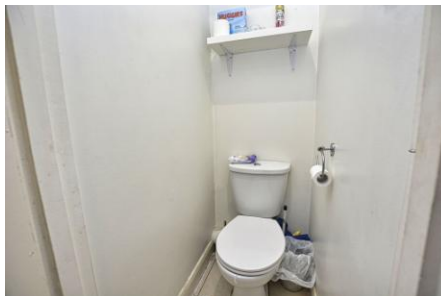
Service charge - £1200 per year.

Ground Rent - zero.

Council Tax Band B

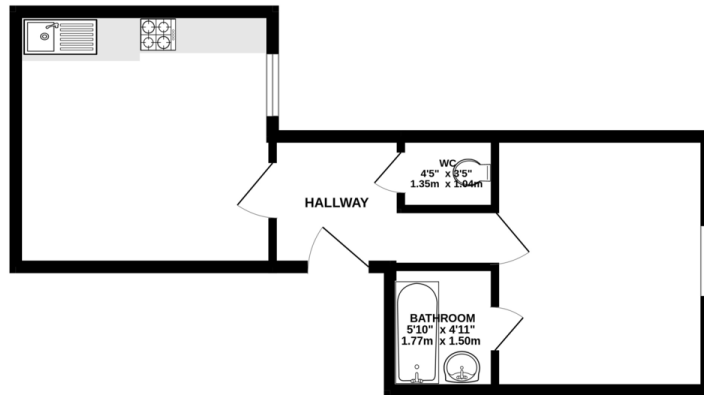
LOCAL AMENITIES. There are many shops and bus routes nearby.

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GROUND FLOOR
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA: 357 sq.ft. (33.2 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.
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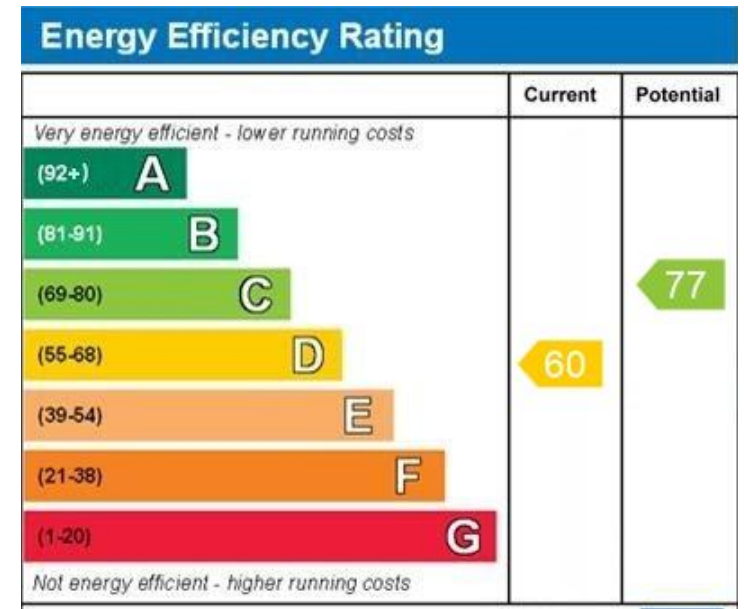
Contact Us On:

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.