

LEASEHOLD



Ground Floor Studio flat  
**WHITEHORSE LANE,  
SOUTH NORWOOD,  
LONDON,  
SE25 6UG**

Asking Price Of  
**£210,000**

#### FEATURES

- Ground Floor studio flat.
- Lounge opens onto gardens.
- Off street parking space.
- Buyers can put their 'own stamp' on the flat.
- Goodsized studio room with separate kitchen.
- Lease 125 years from 25th December 1987
- Ground Rent - £150 p.a.
- Maintenance -
- EPC rating D
- Council Tax band B



# 0 Bedroom Ground Floor Studio flat located in South Norwood

Benson & Partners are delighted to offer this Ground Floor Studio flat located in a central sought after area within easy reach of all amenities. Norwood Junction Overground Station is within easy reach as is the popular Crystal Palace Triangle with its many shops and cafe's. This property will need some TLC but will allow the new owners a chance to 'put their own stamp' on the property - and has been priced accordingly. The other great benefit is the property has direct access to a large lawned communal garden, ideal to spend lazy days or perhaps a BBQ in. This property offer first time buyers a great chance to 'get on the ladder'.

ENTRANCE HALL Porch area leads to own front door.

STUDIO ROOM Good sized studio room, with doors to garden.

KITCHEN Compact seperate kitchen with storage units.

BATHROOM Bath, WC and hand basin. Small window.

GARDEN Lawned gardens surround the rear with parking area to front.

LEASEHOLD Lease 125 years from 25th December 1987.

Ground Rent - £150 p.a.

Maintenance -

Buildings Insurance -

LOCAL AMENITIES Norwood Junction over Ground Station serves the area.

Crystal Palace Triangle is easily reachable.

Norwood Lake and park is just off South Norwood Hill.

There is a large Sainsbury store plus local shops just down the road.

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



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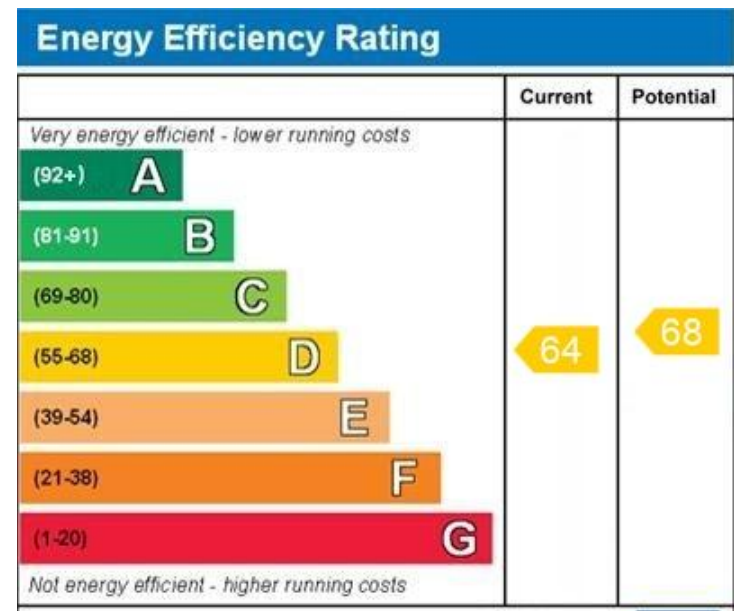
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Council Tax Band: B



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.