

LEASEHOLD



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

Asking Price Of  
**£199,999**

**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 - we are told £1936.36 p.a.

EPC rating D

Council Tax band B



# 0 Bedroom Lower 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 15' 6" x 13' 8" (4.74m x 4.17m) L shaped. Large store cupboard, windows plus doors to patio and garden area.

KITCHEN Needing work, window, worktop and store area.

BATHROOM Bath, WC and hand basin.

GARDEN There is a shared patio area, lawns and mature shrubs and trees.

LEASEHOLD Lease 125 years from 25th December 1987.

Ground Rent - £150 p.a.

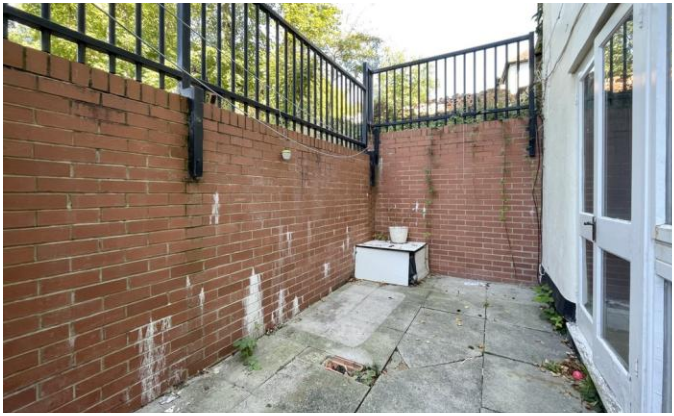
Maintenance - £1936.36 p.a. (repairs are being done we are told)

Buildings Insurance - TBC

LOCAL AMENITIES Norwood Junction is within easy reach.

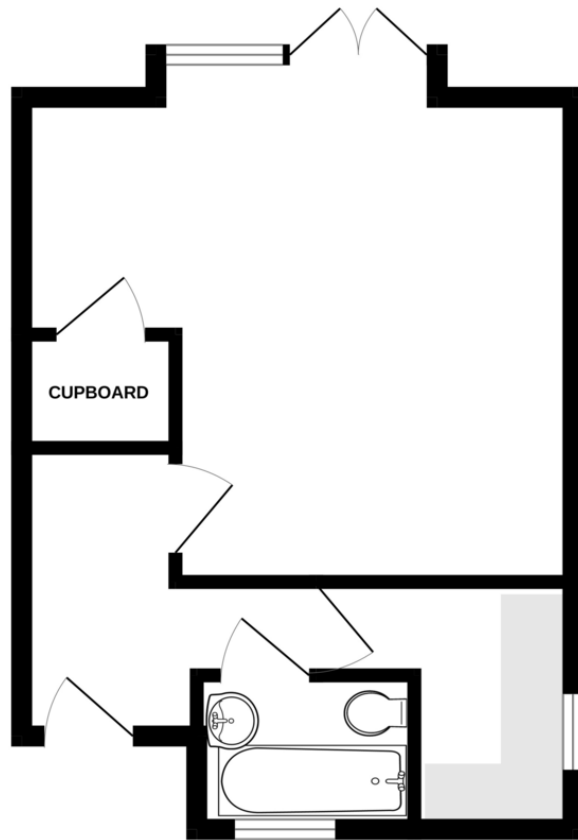
Norwood Lake and park is within easy reach.

There are many bus routes that pass the location.



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

GROUND FLOOR



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: B

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>		
(55-68) <b>D</b>	64	68
(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.