

LEASEHOLD



studio flat  
**AUCKLAND ROAD,**

**LONDON,  
SE19 2DF**

**Offers In Region Of  
£175,000**

**FEATURES**

**Investment - Long Leasehold.**

**Ground Floor Studio Flat.**

**Tenanted producing £10,380 p.a.**

**Gas central heating.**

**Double Glazed windows.**

**EPC Rating C**

**Ground Rent £45 p.a.**

**Lease 125 years from July 1984**

**Maintenance £750 (half yearly)**

**Council Tax Band B**



## 0 Bedroom studio flat located in London

Benson & Partners are delighted to offer this tenanted, Ground floor studio flat located in the very popular Norwood Lake area within easy reach of Crystal Palace Triangle with its many shops and cafe's. The popular lake and park is just minutes walk around the corner offering open spaces and a variety of sports and outdoor activities. This property is currently producing £10,380 per annum and would be an ideal addition to any property portfolio. To view please call Benson & Partners SE25 office.

STUDIO Good sized room, 2 Double glazed windows.

KITCHEN Well fitted with worktops and cupboards. Double glazed window.

BATHROOM Bath, hand basin, WC, storage area.

LEASE Lease 125 years from 1st July 1984

Ground Rent £45 p.a.

Maintenance - £1499.70 per annum

Council Tax Band B

GARDEN The property is surrounded by well kept grounds, plus parking areas. This property does come

with a parking space we are told.

LOCAL AMENITIES Crystal Palace Triangle with its many shops and cafes is within easy reach.

There is a 410 bus route on Auckland Road - visits Crystal Palace and East Croydon Stations among others.

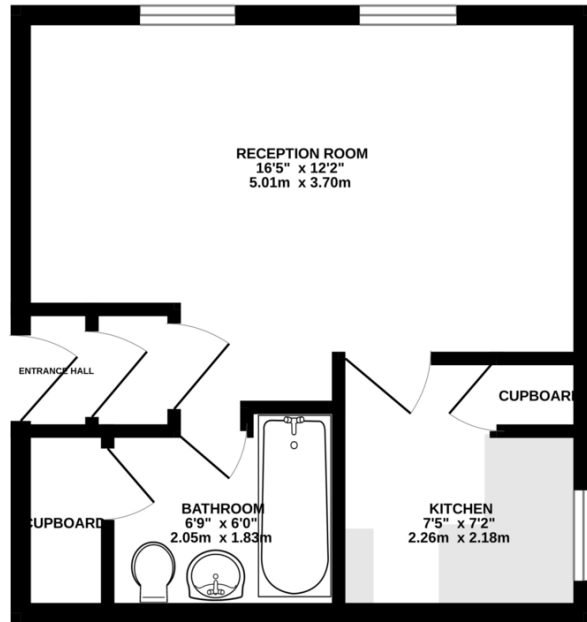
Norwood Lake and park is located around the corner.

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



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GROUND FLOOR  
286 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA: 286 sq.ft. (26.6 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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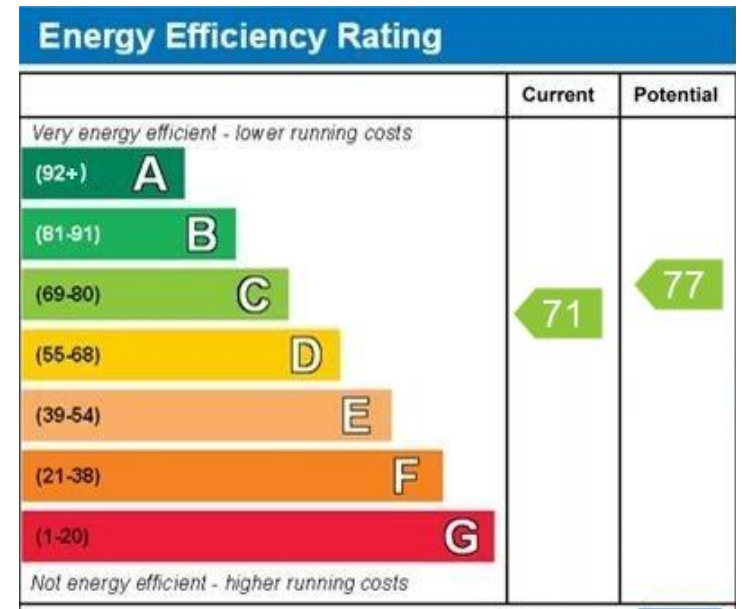
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Council Tax Band: B



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.