

LEASEHOLD



Ground Floor Maisonette.

HAMBLEDON GARDENS, SOUTH NORWOOD, LONDON, SE25 6BU

Offers In Excess Of
£350,000

FEATURES

Ideal first time buyers

Two bedroom maisonette

Gas central heating.

Close to transport - buses and trains.

Excellent decor.

EPC - Rating D

Lease - 125 years from 25th March 1987

Council Tax band C

Ground Rent £50 p.a.

Own Maintenance.



2 Bedroom Ground Floor Maisonette. located in South Norwood

DESCRIPTION Benson & Partners are delighted to offer this immaculate Ground Floor two bedroom maisonette located in a sought after Cul de Sac just off South Norwood Hill. The property has a strong central location being within easy reach of Norwood Junction over ground station, many shops and many good schools. Crystal Palace with its popular Triangle shopping streets is also within easy reach. This property has three areas of garden, a recently replaced kitchen and new bathroom and is worth viewing.

ENTRANCE HALLWAY L shaped hallway, storage cupboard, doors to;

LOUNGE 15' 8" x 12' 1" (4.78m x 3.7m) Suntrap bay window facing front. Wood style flooring, radiator.

KITCHEN DINER 12' 9" x 7' 4" (3.89m x 2.24m) Dual aspect, plus half glazed door to garden. Kitchen - modern units with worktops and single piece splash backs, recently fitted with space to dine and entertain.

BEDROOM 12' 4" x 12' 1" (3.78m x 3.7m) Windows overlooking the garden. Range of fitted wardrobes.

BEDROOM 9' 4" x 8' 6" (2.86m x 2.61m) Window facing the front, good sized store cupboard.

BATHROOM Set with a modern double sized shower, modern WC and hand basin. Tiled walls plus storage cupboards.

GARDEN To front, side and rear all areas have a sunny aspect - low maintenance patio style, ideal for outside entertaining!

LOCAL AMENITIES There are many good schools including Harris academy which is located just down South Norwood Hill.

Crystal Palace and East Croydon are reachable via the 410 bus that passes turning into and out of Southern Avenue.

There are many shops and cafe's along the busy High Street here in SE25 including a Tesco Express and Aldi store..

LEASE DETAILS We understand the Lease was 125 years from 25th March 1987

Ground Rent £50 rising to £100

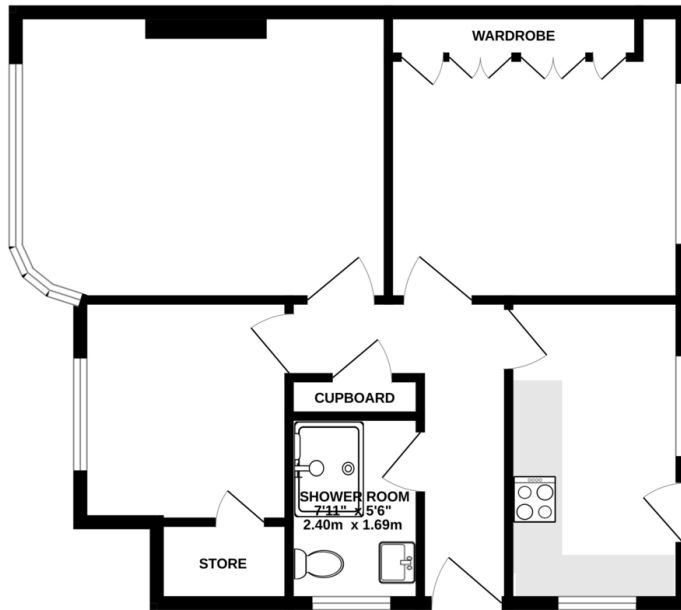
Maintenance - Lessee to do own maintenance.

EPC Rating D



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 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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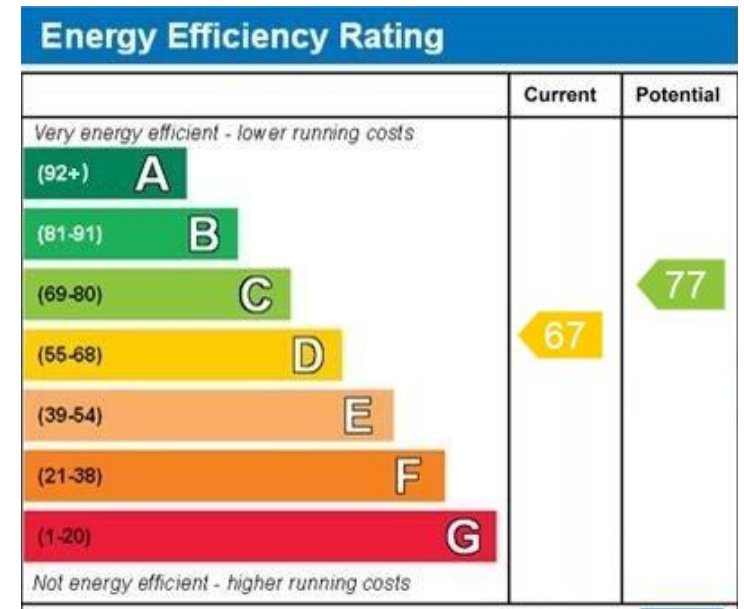
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Council Tax Band: C



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.