

LEASEHOLD



Ground Floor Flat  
**AVENUE ROAD,  
SOUTH NORWOOD,  
LONDON,  
SE25 4DY**

**£319,950**

#### FEATURES

Two / Three Bedroom Ground Floor Flat

Modern Kitchen & Bathroom

Communal Rear Garden

Single Garage

Council Tax Band C

EPC Rating D

Ground Rent is £20 per annum

Service Charges are £1,200 per annum awaiting confirmation.

Leasehold of 199 years from 10 April 1962

No Onward Chain. View Now!



1



2



2



# 2 Bedroom Ground Floor Flat located in South Norwood

Spacious Two / Three Bedroom Ground Floor Flat with Garage in a quiet residential street.

The lush green expanse and tranquil lake of South Norwood Lake and Grounds is just a short stroll away.

Crystal Palace with its vibrant array of restaurants, bars, and shopping facilities, is also within easy reach.

Commuters will appreciate the convenience of nearby Norwood Junction Overground Station.

Features; Spacious open plan lounge / dining room / modern fitted kitchen, Modern bathroom, 2 bedrooms, Additional bedroom / study / snug, Gas central heating, Double glazed windows, Communal rear garden and Single garage.

Leasehold of 199 years from 10 April 1962.

Council Tax Band C.

EPC Rating D.

No Onward Chain. View Now!

ENTRANCE HALL 6' 9" x 10' 11" (2.08m x 3.35m)

OPEN PLAN LOUNGE / DINING ROOM / MODERN  
FITTED KITCHEN WITH INTEGRATED APPLIANCES  
AND FRENCH DOORS T 17' 11" x 11' 10" (5.48m x 3.62m)

UTILITY CUPBOARD 2' 6" x 2' 11" (0.77m x 0.90m)

CUPBOARD 2' 6" x 2' 5" (0.77m x 0.75m)

BATHROOM 6' 3" x 5' 6" (1.92m x 1.69m)

BEDROOM 1 11' 7" x 9' 10" (3.55m x 3.01m)

BEDROOM 2 11' 7" x 7' 4" (3.55m x 2.25m)

BEDROOM 3 / STUDY / SNUG (LOCATED OFF  
LIVING ROOM) 11' 10" x 7' 11" (3.62m x 2.43m)

COMMUNAL REAR GARDEN

SINGLE GARAGE

LEASHOLD INFORMATION: LEASE: 199 years from  
10 April 1962

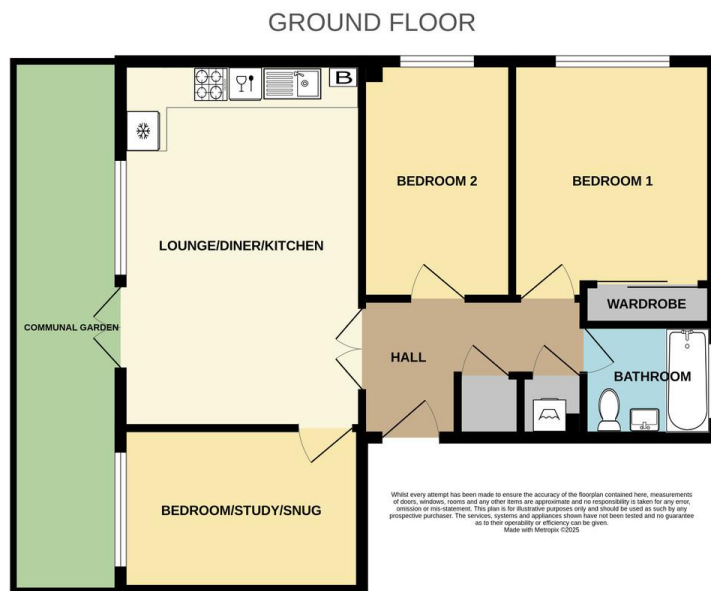
GROUND RENT: £20p a

SERVICE CHARGES / INSURANCE: Currently £1,200  
per annum (Including a sink fund)





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



**Contact Us On:**

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**Council Tax Band: C**

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		<b>74 C</b>
55-68	<b>D</b>	<b>62 D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</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.