

SHARE OF  
FREEHOLD



Ground Floor Garden Flat  
**LANCASTER ROAD,  
SOUTH NORWOOD,  
LONDON,  
SE25 4BJ**

**£239,950**

**FEATURES**

**Spacious 1 Bedroom Garden Flat**

**Requiring Refurbishment**

**Gas Central Heating**

**Double Glazed Windows**

**Private Rear Garden**

**Share of Freehold**

**Lease of 999 years from 29/09/1981**

**Council Tax Band B**

**EPC Rating D**

**No Onward Chain. View Now!**



# 1 Bedroom Ground Floor Garden Flat located in South Norwood

Spacious 1 Bedroom plus Study Ground Floor Garden Flat with a Share of Freehold requiring refurbishment.

Situated a short stroll from the lush green expanse and tranquil lake of South Norwood Lake and Grounds.

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;

Requiring refurbishment, Lounge, Kitchen, Bathroom, Double bedroom, Study, Gas central heating, Double glazed windows and Private rear garden. Share of

Freehold with a Lease of 999 years from 29 September 1981. Council Tax Band B. EPC Rating D. No Onward Chain. View Now!

LOUNGE 11' 9" x 7' 10" (3.60m x 2.40m)

KITCHEN 12' 0" x 7' 4" (3.68m x 2.26m) (Triangular Shaped Room)

INTERNAL HALLWAY 8' 10" x 7' 2" (2.70m x 2.19m)

BATHROOM 8' 10" x 4' 4" (2.70m x 1.34m)

BEDROOM 1 12' 0" x 10' 11" (3.68m x 3.33m)

STUDY 8' 6" x 7' 10" (2.60m x 2.40m)

REAR GARDEN 12' 11" x 27' 10" (3.95m x 8.50m)

FRONT GARDEN

PROPERTY TITLE INFORMATION:

The property comes with a Share of Freehold

The Lease Term is 999 years from 29.09.1981

The Ground Rent is Nil

The Service Charges are 25% of Total as and when required

The Building Insurance is £660.93

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



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Council Tax Band: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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.