

020 8653 3444



- First floor flat
- Own entrance
- Off Street parking
- Excellent clean décor.
- Modern bathroom.

## Shinners Close, London, SE25 5JP

LOOK AT THIS - Excellent first floor studio with its own front door and OFF STREET PARKING SPACE, located within easy reach of Norwood Junction Over Ground Station, many shops and local bus routes. This property is in very good order throughout - modern bathroom and kitchen, spacious hallway, own front door plus wardrobe bed unit to the main room. No onward chain - view now. Guide price £175,000 - £185,000

**Guide Price £175,000 to £185,000**

## Property Description

**ENTRANCE HALL** Own front door on Ground floor level, staircase to upper level, Storage cupboard.

**STUDIO ROOM** 11' 10" x 13' 10" (3.61m x 4.24m) Bay window area, Wardrobe/bed unit, walk through to kitchen.

**KITCHEN** Window, Range of cupboards and worktops. Plumbing for washing machine.

**BATHROOM** Suite in white comprising of bath, Wc and hand basin.

**PARKING** Off street parking located close to front door.

**GARDENS** Well maintained gardens surround the apartment.

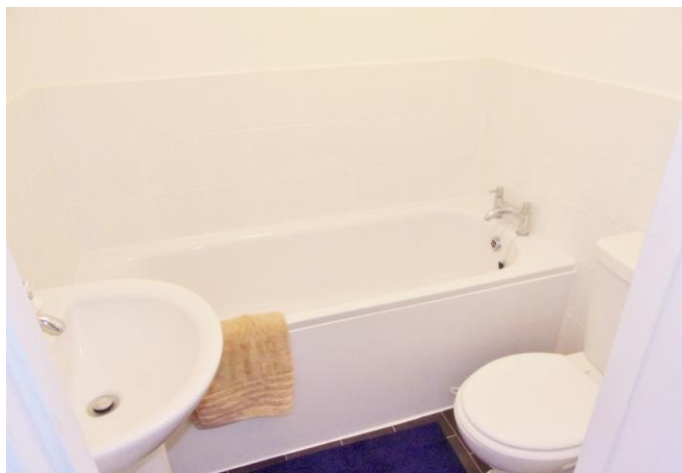
**LEASE** We understand the Lease term is 999 years from 1984(TBC)

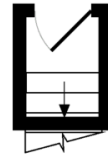
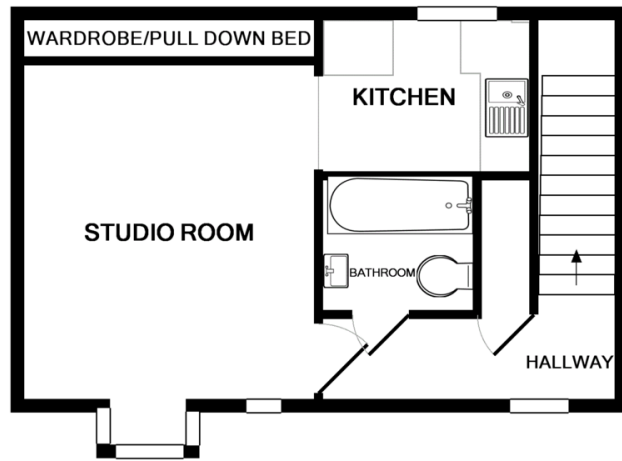
We are told the Ground Rent is £50 p.a. (TBC)

**LOCAL AMENITIES** Norwood junction is within sight from the end of Shinnars Close.

Many good shops and bus routes are close by.







GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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