

Jukes & Co

Estate Agents



Balfour Road

, London, SE25 5JY

£340,000



Jukes and Co are pleased to offer this larger than average two double bedroom, two bathroom split level Victorian Conversion flat. This flat has a 16 x 15 ft Lounge, large modern 10 x 9'5 kitchen with a breakfast bar area to eat at, bedrooms of 13'8 x 10 and 12'9 x 10'10 and a long hallway.

A five minute walk away is the ever popular Norwood Junction Station with it's 12 minute link to London Bridge, easy access to Victoria, Clapham, and East Croydon Stations, close to the tram link, bus stops, schools, shops, restaurants, parks and the local leisure Centre. Norwood Lakes are a short distance making this the ideal location

A great first time buy or buy to let.



HALLWAY

LARGE LOUNGE 16'5 x 15'9 (5.00m x 4.80m)

Double glazed bay window and another double glazed window, laminate floor, double radiator, feature fireplace with a gas fire, picture rail

MODERN KITCHEN 10'3x 9'5 (3.12mx 2.87m)

A modern kitchen with a double glazed window to the rear, stainless steel sink unit with mixer taps, a large range of wall and base units above and below, built in gas hob with electric oven and extractor, part tiled walls, laminate floor, integrated washing machine and fridge freezer, plumbed for the washing machine

BEDROOM ONE 12'9 x 10'10 (3.89m x 3.30m)

Double glazed window, radiator

BATHROOM

Panelled bath with mixer taps, pedestal wash hand basin set in a vanity unit, low flush w.c, fully tiled walls and floor, double glazed frosted window, heated towel rail.

STAIRS TO TOP SECOND FLOOR

Landing door to shower room and door to bedroom

BEDROOM TWO 13'8 x 10 (4.17m x 3.05m)

Double glazed window, radiator

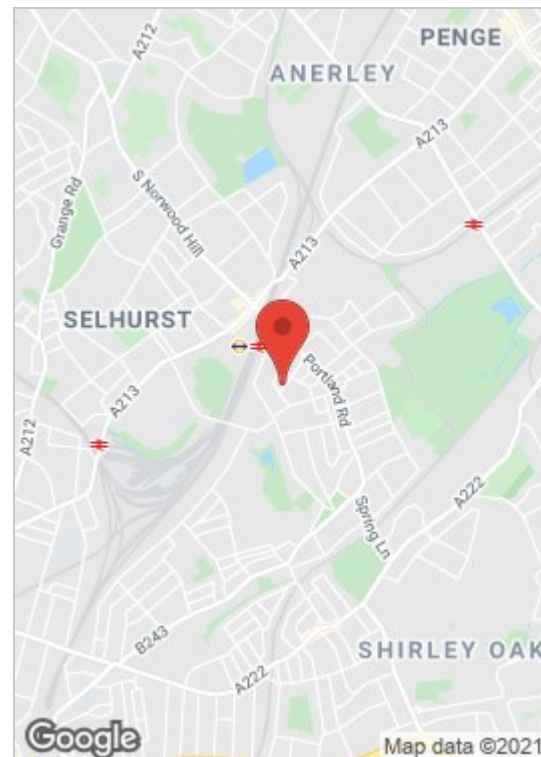
NEWLY REFURBISHED SHOWER ROOM

The vendor is completing this shower room, it currently has a brand new shower and fully tiled walls, the floor will be tiled and a new toilet and wash hand basin with mixer taps will be installed.

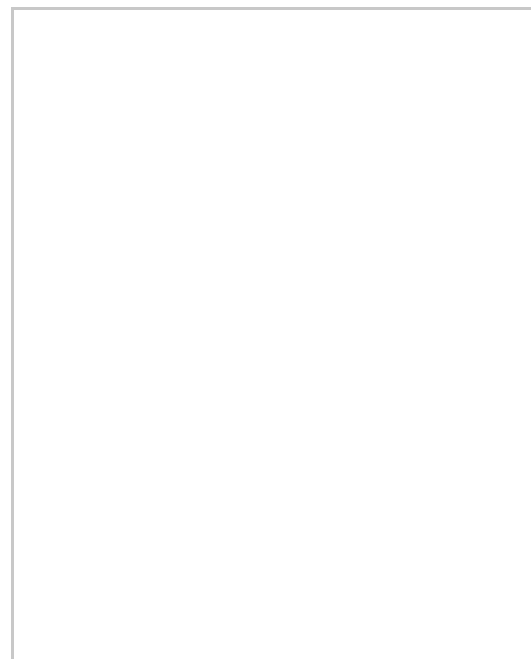
LEASE

The vendor has told us they are going to renew the lease.

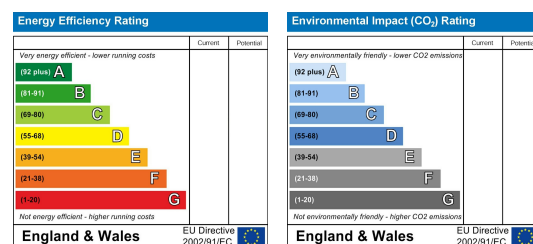
Area Map



Floor Plan



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Sales and Lettings

76 High Street, South Norwood, London SE25 6EB

T: 020 8653 9393 · F: 020 8771 5551 · E: sales@jukesestateagents.com · E: lettings@jukesestateagents.com

W: jukesestateagents.com