

# Jukes & Co

Estate Agents



## Prince Road

, London, SE25 6NW

£175,000



Jukes and co are pleased to offer this studio flat set in a small purpose built flat with communal garden and parking at the rear.

This property is in the most ideal location walking distance to the ever popular Norwood Junction Station with it's 12 minute link to London bridge, easy access to Victoria, Gatwick, East Croydon and Clapham, within a short walk away is Selhurst Station, shops, restaurants, and parks, schools, bus stops and the beautiful Norwood lakes area.

Making a great first time buy or buy to let





### HALLWAY

Built in cupboard housing boiler

### LOUNGE/BEDROOM 14'10 x 12'3 (4.52m x 3.73m)

Laminate floor, double glazed window to the front, entryphone

### KITCHEN 8'5 x 4'11 (2.57m x 1.50m)

Stainless steel sink unit with mixer taps, a range of wall units, work top, built in oven and hob with an extractor, space for fridge, plumbed for the washing machine, window, part tiled walls

### BATHROOM

Panelled bath with mixer taps, separate shower over, pedestal wash hand basin, low flush w.c, part tiled walls, double glazed frosted window, electric heater

### COMMUNAL GARDEN

A communal garden at the rear which is laid to lawn

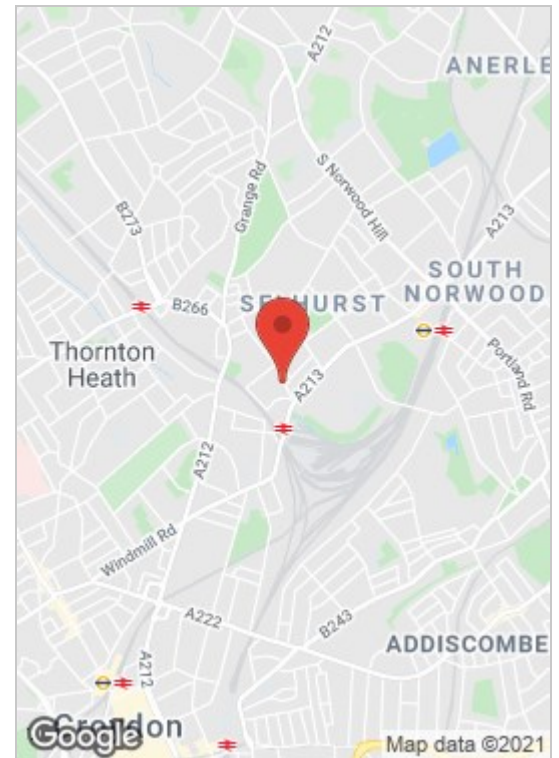
### PARKING

This property has parking to the rear

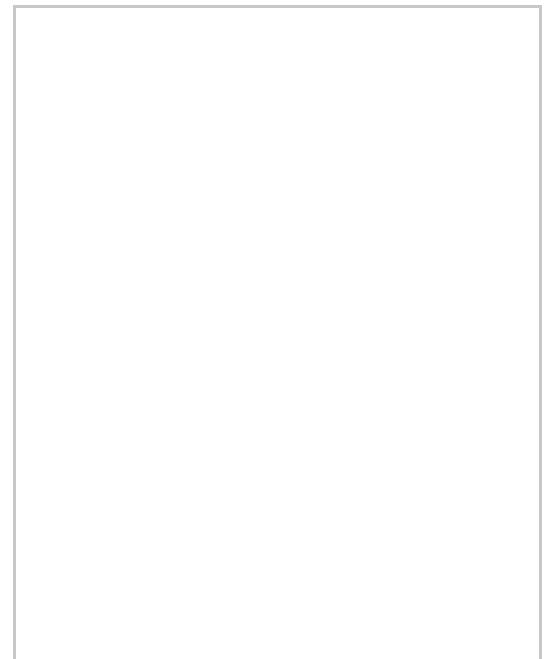
### LEASE

We have been told by the owner the lease has 91 years remaining.

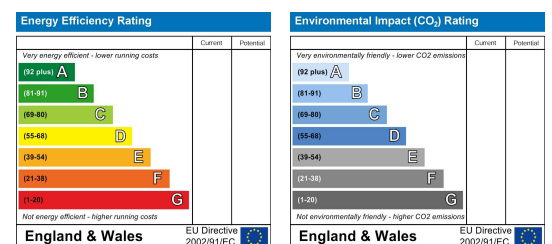
### Area Map



### 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

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