

FOR SALE



Walters House, Norbury, SW16

GUIDE PRICE £325,000 Leasehold

 **1**

 **1**


samuel estates
YOUR PROPERTY • OUR BUSINESS

Property Description

Samuel Estates is pleased to offer to the market this gorgeous, one-bedroom flat, just moments from Norbury Station. Viewings are highly recommended!

The open plan living room / kitchen is bright and airy, with plenty of natural light and built-in high end, contemporary appliances including a washing machine and dishwasher. The bedroom has bespoke built-in wardrobes. The stylish bathroom has a shower in bath, vanity sink and complimentary tiling to walls and the floor.

Walters House was built in 2015 and consists of eight privately owned flats and is extremely well maintained. It is in close proximity to all the local amenities, including leading supermarket chains, shops, local schools, leisure centre and key public transport links. Norbury train station is a stone's throw away from the property. There are direct train routes from Norbury to London Bridge, London Victoria and Milton Keynes via Shepherds Bush, along with a wealth of bus services to Streatham, Balham, Brixton and Croydon. Local parks include Norbury Park and the beautiful Streatham Common.


The building has a secure room with lockable bike storage.

Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.

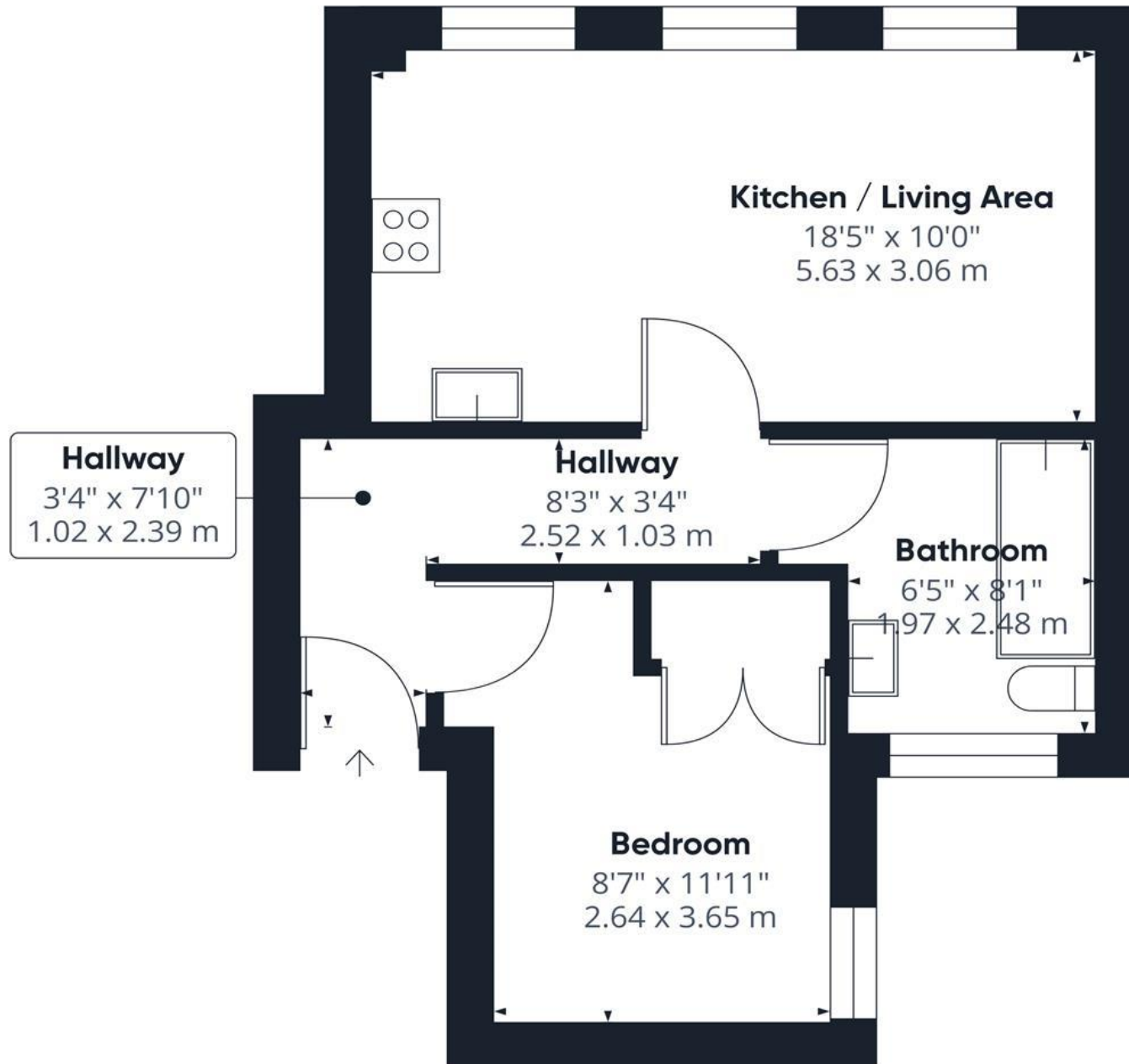


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B	82	82
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	







Approximate total area⁽¹⁾

416.37 ft²
38.68 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Material Information

Tenure – Leasehold

Length Of Lease – 115 years remaining

Service Charge – £835.98

Ground Rent – £250

Council Tax Band – B

Local Authority – Croydon



Property Type
Flat (Purpose Build)



Construction Type
Brick



Parking
Street Parking



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Central Gas Heating



Broadband
Superfast



Mobile Signal
Good Coverage

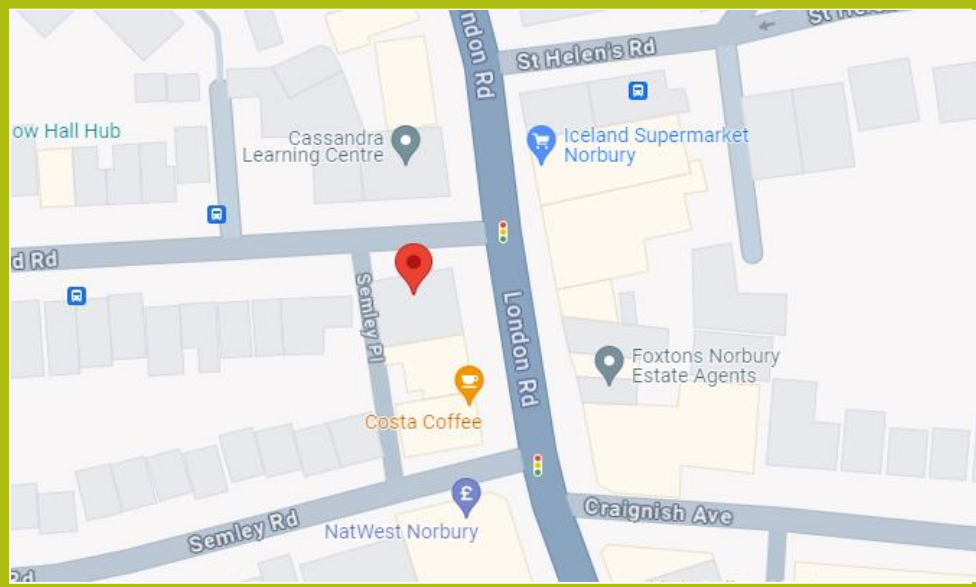


Flood Risk

Has the property been flooded in the past five years: NO
Risk Level: Low



Proposed Development in Immediate Locality?
None



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889

