

FOR SALE



Beatrice Avenue, Norbury, SW16

GUIDE PRICE £325,000 Leasehold

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Property Description

This stunning one-bedroom ground-floor flat on Beatrice Avenue is offered Chain Free. This flat offers a bright and spacious living room, a modern open-plan kitchen, a generous double bedroom, a bathroom and access to a large communal garden which is perfect for relaxation.

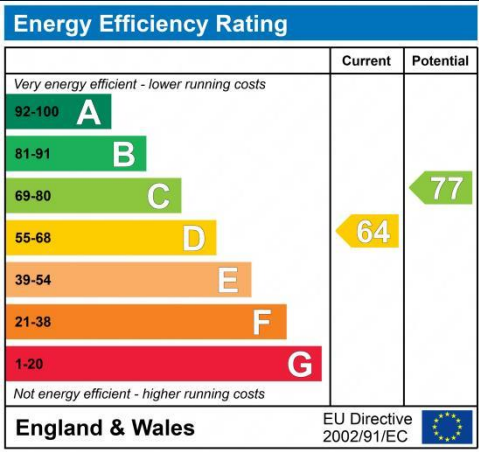
The property enjoys a prime location close to a variety of amenities, including the Nuffield Health Wellbeing Gym and Norbury Park, with excellent schools and grocery stores also nearby.

It also boasts great transport links, with Norbury Station in close proximity providing direct connections to London Bridge and Victoria Station. Additionally, a short bus or train ride brings you to East Croydon, facilitating convenient travel to Brighton and Gatwick. The expansive and green surroundings of Pollards Hill are a brief stroll away. Streatham High Road also offers a variety shops, bars, and restaurants.



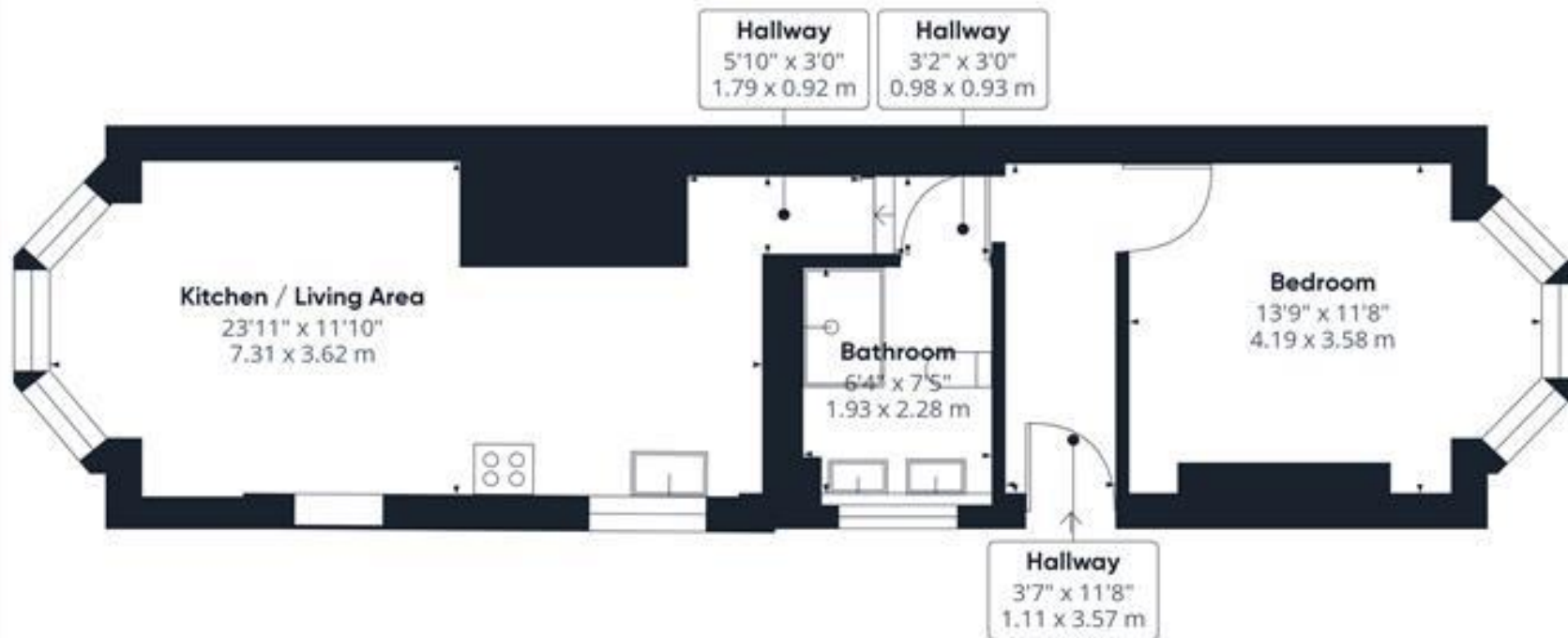
Disclaimer

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Approximate total area^m

490.73 ft²

45.59 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

Material Information

Tenure – Leasehold

Length Of Lease – 115 years remaining

Service Charge – Shared

Ground Rent – £300

Building Insurance – £500

Council Tax Band – B

Local Authority – Croydon Council



Property Type
Flat (Ground Floor)



Construction Type
Brick



Parking
Street Parking



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Central Gas Heating



Broadband
Standard/ Ultrafast



Mobile Signal
Good Coverage

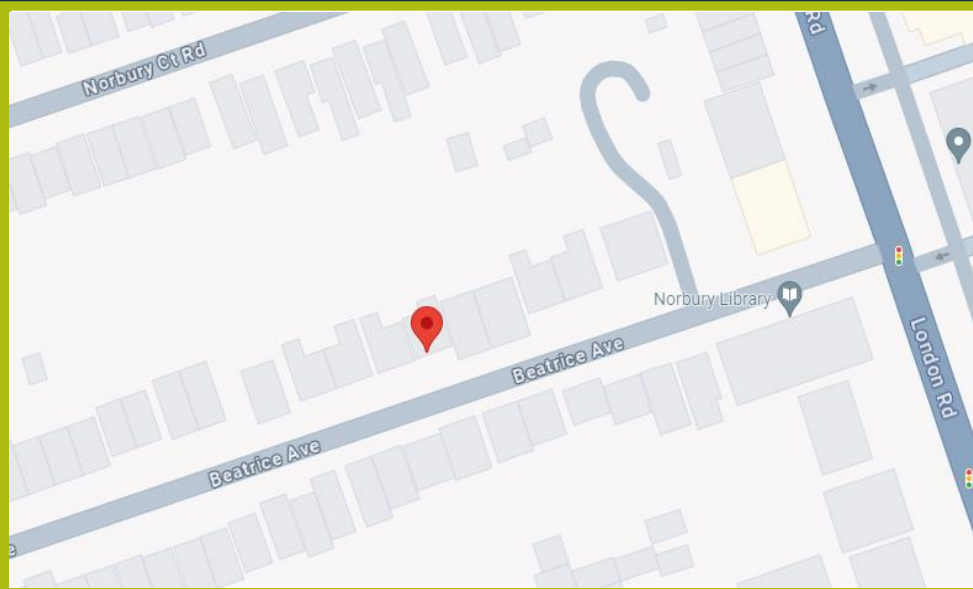


Flood Risk

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



**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



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