



Welcome to this delightful purpose-built flat located on Beauchamp Road in London. This well-proportioned no chain property spans an area of 474 square feet and features a spacious double bedroom, a well-appointed bathroom, a welcoming reception room that is perfect for relaxation or entertaining guests and a garage en bloc.

£250,000



  
**Hazell Holland**  
SALES & LETTINGS

**Caterham Court**  
**77 Beauchamp Road**  
**Upper Norwood**  
**London**  
**SE19 3DL**



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### **Communal Hall**

Part glazed communal door

### **Entrance Hall**

Hardwood Entrance Door. Laminate wood floor. Entry phone.  
Two storage cupboards.

### **Lounge**

16' x 11'1 (4.88m x 3.38m)  
Double glazed window to rear. Laminate wood floor.

### **Kitchen**

8'7 x 7'9 (2.62m x 2.36m )  
Double glazed window to rear.. Range of fitted white wall and base units with single stainless steel sink unit mixer tap. Tiled splashback. Plumbing for washing machine and dish washer. Space for fridge freezer. Storage cupboard. Vinyl flooring.

### **Bathroom**

8'7 x 5'5 (2.62m x 1.65m)  
Double glazed opaque window to rear. Three piece white suite comprising: Panelled bath with mixer tap and shower attachment, pedestal wash hand basin and low level wc. Part tiled walls. Vinyl flooring.

### **Bedroom**

12'6 x 10'5 (3.81m x 3.18m)  
Double glazed window to rear. Carpet.

### **Garage**

En Bloc with up and over door.

### **Lease Term**

159 years from 25 March 1980

### **Remaining Lease**

113 Years

### **Service Charge**

£2,087.00 Per Annum (To be confirmed by sellers solicitor)

### **Ground Rent**

£150.00 Twice Yearly (To be confirmed by sellers solicitor)





Welcome to this delightful purpose-built flat located on Beauchamp Road in London. This well-proportioned property spans an area of 474 square feet and features a spacious double bedroom, a well-appointed bathroom, and a welcoming reception room that is perfect for relaxation or entertaining guests.

Built in 1970, this flat has been thoughtfully designed to offer modern living while maintaining a sense of practicality. The lounge, measuring an impressive 16' lounge provides ample space for both leisure and socialising. The property benefits from double glazing, ensuring a peaceful and energy-efficient environment throughout the year.

One of the standout features of this flat is its access to a communal garden, providing a lovely outdoor space for residents to enjoy. Additionally, the property includes a garage en-bloc, offering convenient parking and extra storage options.

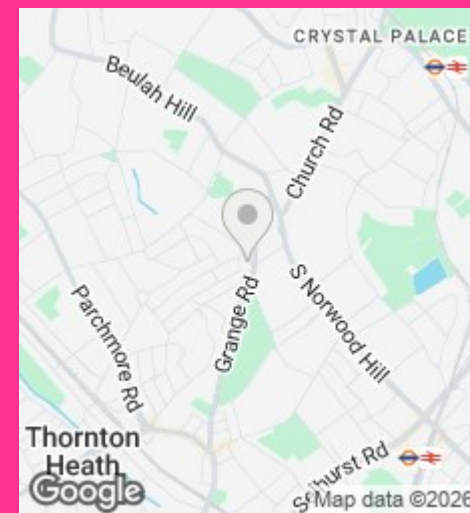
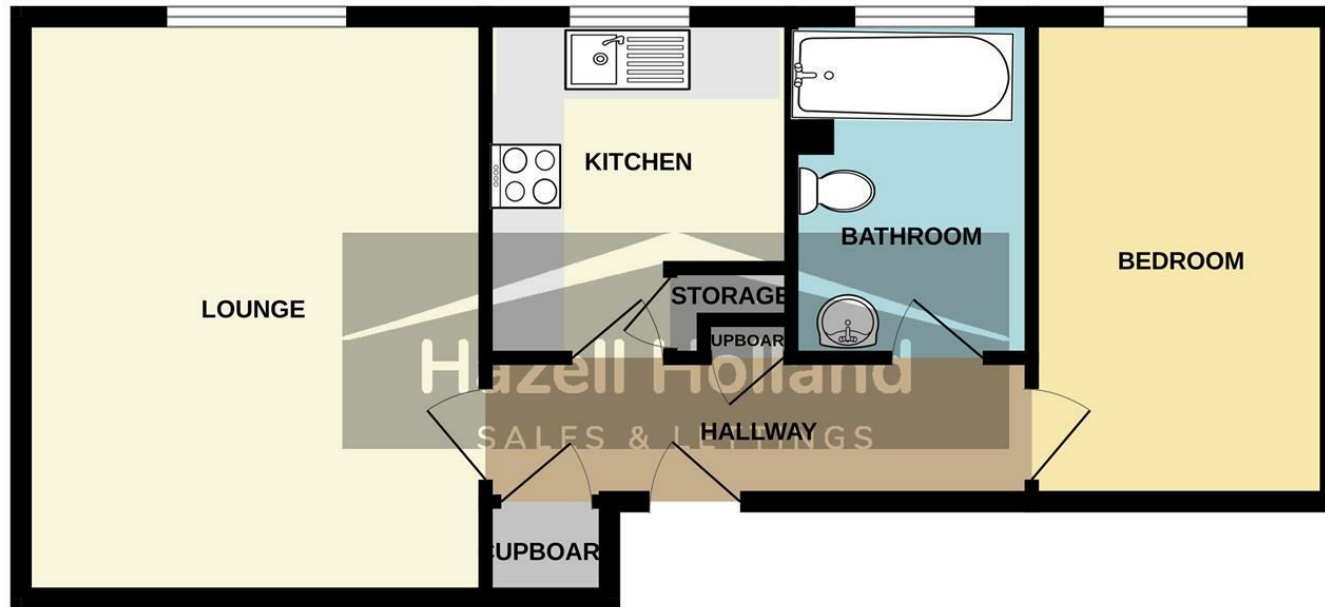
Situated within walking distance of Crystal Palace Park, this flat is ideally located for those who appreciate green spaces. The nearby shops, bus stops and convenience of both Thornton Heath and Crystal Palace stations make it easy to access local amenities and transport links, enhancing the overall convenience of the location.

This property is offered chain-free, making it an excellent opportunity for first-time buyers or investors looking for a hassle-free purchase. With its prime location and practical features, this flat is sure to appeal to a wide range of prospective buyers. Don't miss the chance to make this spacious flat your new home.



# GROUND FLOOR

474 sq.ft. (44.0 sq.m.) approx.



## CONTACT

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TOTAL FLOOR AREA : 474 sq.ft. (44.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	81
England & Wales		
EU Directive 2002/91/EC		

