



Balfour Road, London SE25 5JY

welcome to

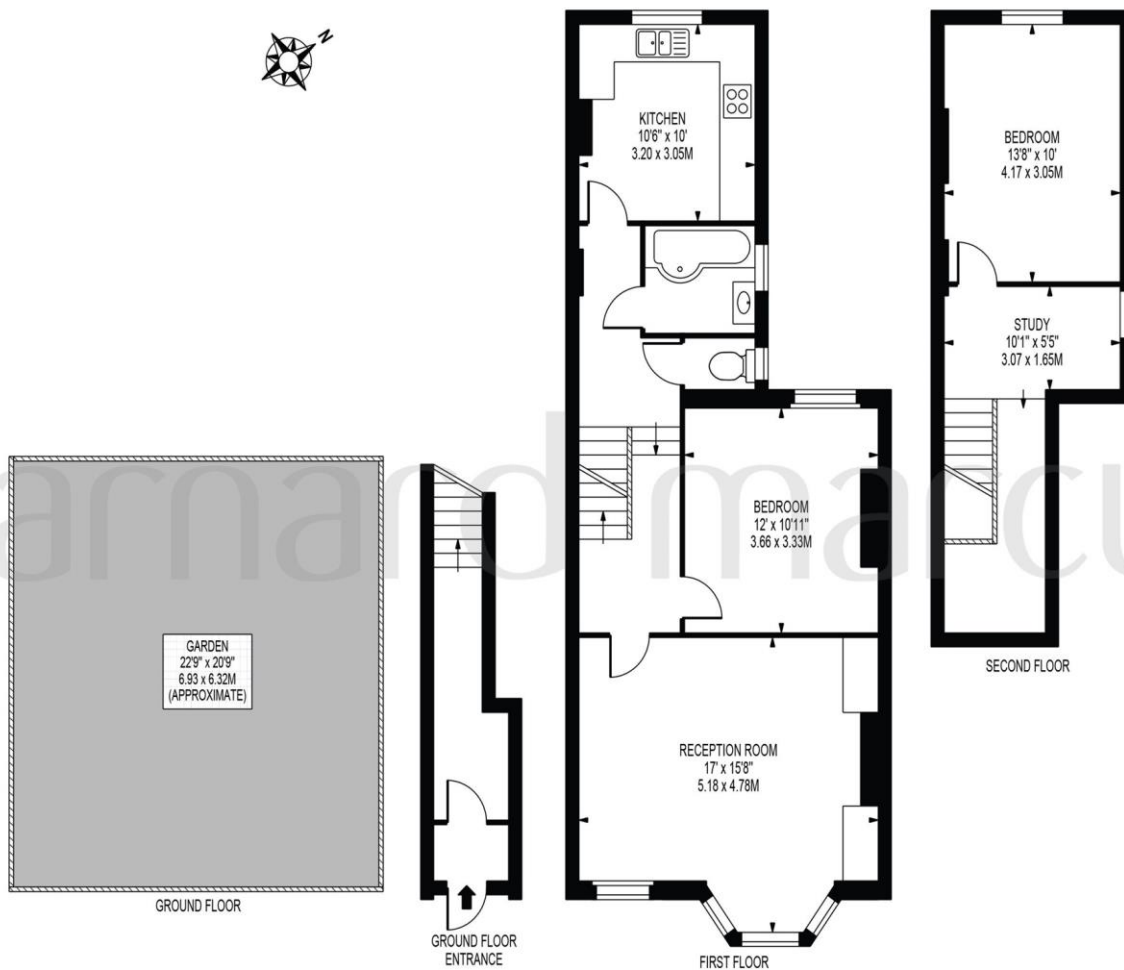
Balfour Road, London

A well-presented two bedroom split level maisonette for a sale on a quiet tree lined road. This gem of a property offers a spacious light and airy reception room with space to dine, modern fitted kitchen/diner, 2 generously sized bedrooms, modern fitted bathroom and a study. Further benefiting from a well maintained garden, double glazing, gas central heating, arranged over 2 floors and attic space which could be potentially converted to another room. Situated walking distance to Norwood junction train station giving direct access to both London Bridge and Victoria as well as direct access to Canada Water (with the overground). Also close to local shops, schools and local parks. Offered to market with no onward chain and 50% of the freehold, making this an ideal first time buyer/busy commuter alike.



BALFOUR ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 993 SQ FT - 92.25 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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- 2 double bedrooms
- Excellent decorative order
- Own entrance
- Garden
- Walking distance to public transport
- 50% of the Freehold

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 99 years from 30 Aug 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£400,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/CRY112105](https://www.barnardmarcus.co.uk/Property/CRY112105)



Property Ref:
CRY112105 - 0004

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