



barnard marcus

Portland Road, London SE25 4QQ

welcome to

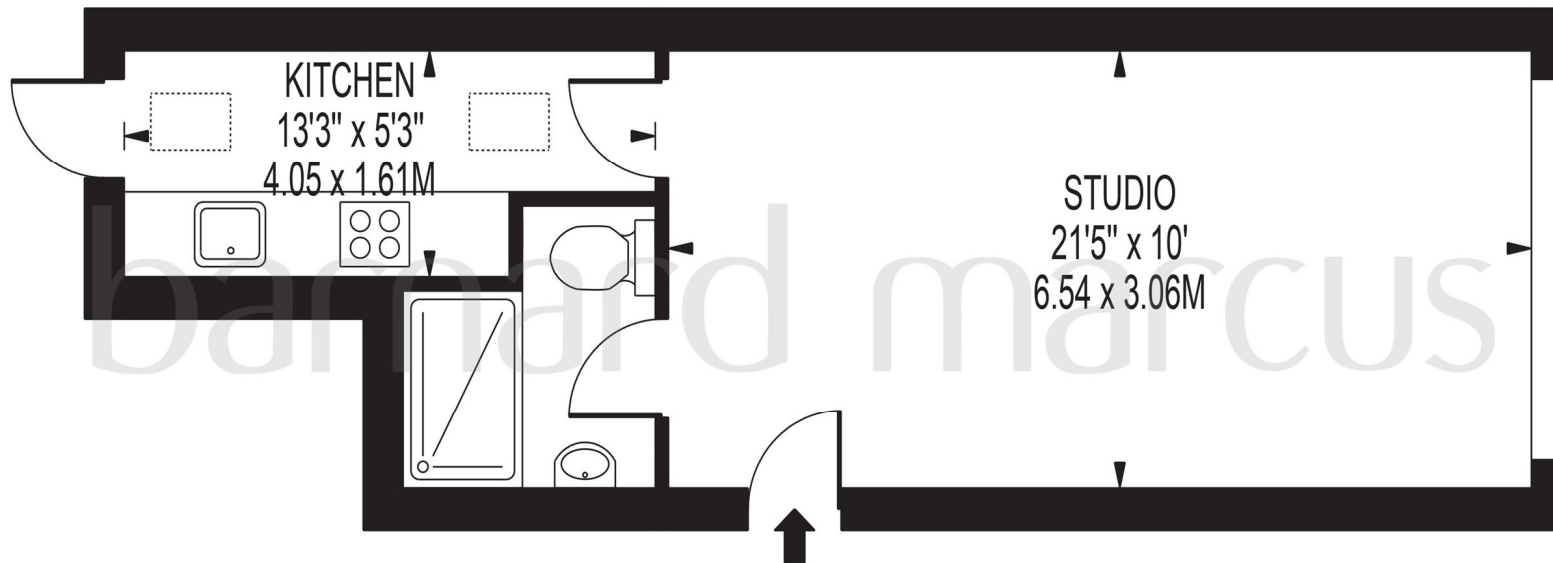
Portland Road, London

Beautifully presented studio apartment on Portland Road, larger than average with a separate kitchen and private garden, whilst walkable from both Woodside tram stop and South Norwood station, this property is a commuters dream.



PORTLAND ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 320 SQ FT - 29.71 SQ M



GROUND FLOOR

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.
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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.

This beautifully presented studio apartment on Portland Road offers far more space than your average studio, making it a rare and exciting find. The large open-plan living area provides plenty of room for both a defined bedroom zone and a comfortable lounge set-up, with the added benefit of generous built-in wardrobes.

Unlike most studios, this home boasts a separate kitchen - bright and airy thanks to a skylight - with ample cupboard space and enough room for a dining table. From here, step out to your very own private patio garden, a truly special feature not often found in properties of this type.

The stylish shower room is fully tiled in neutral tones and includes a large walk-in shower.

Located just a short stroll from both Woodside tram stop and South Norwood station, and with South Norwood Country Park practically on your doorstep, this property is ideal for commuters and nature lovers alike. With local shops and amenities nearby, this is a studio apartment that ticks all the boxes.

welcome to Portland Road, London

- Private Garden
- Larger than average
- Separate Kitchen
- Ground floor access
- 144 year lease
- Built in Storage

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1400.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 150 years from 12 Mar 2019. 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 **£190,000**



view this property online barnardmarcus.co.uk/Property/CRY112930



Property Ref:
CRY112930 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the
postcode not the actual property



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