

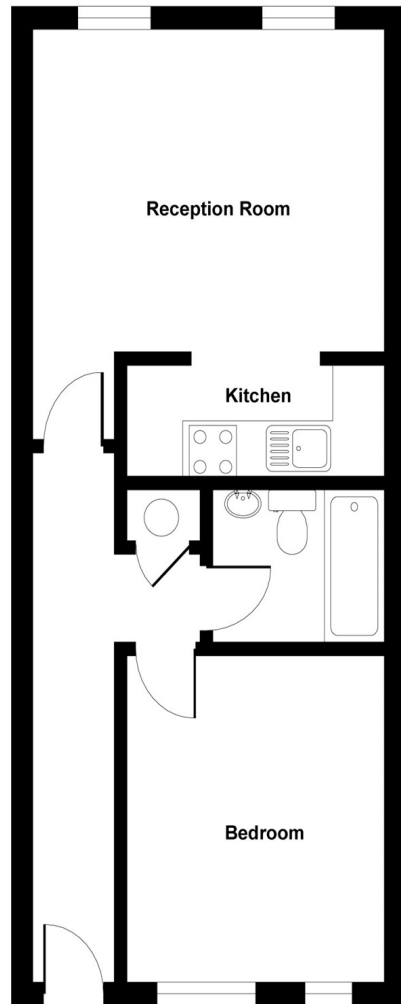


51a, Woodside Green, LONDON, SE25 5HQ

welcome to
51a, Woodside Green

A deceptively spacious one bedroom first floor flat, situated on the popular Woodside Green just a short walk to Norwood Junction Station, Blackhorse Tram stop, bus routes and local shops. Comprising a spacious lounge, with an open plan kitchen, a modern fitted bathroom and, a large bedroom. Further benefits include ample storage space, allocated parking and an extended lease upon completion. A perfect first purchase or investment buy. A viewing is strongly advised!





FIRST FLOOR

Woodside Green, London, SE25

APPROX. GROSS INTERNAL FLOOR AREA 471 SQ FT 43.7 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Lounge

13' 6" x 11' 7" (4.11m x 3.53m)

Bedroom One

11' 10" x 9' 11" (3.61m x 3.02m)

Kitchen

10' x 3' 11" (3.05m x 1.19m)

Bathroom

6' 9" x 5' 5" (2.06m x 1.65m)

welcome to

51a, Woodside Green

- Spacious first floor flat
- One double bedroom
- Good size lounge
- Open plan kitchen
- Modern fitted bathroom

Tenure: Leasehold EPC Rating: E

offers in excess of

£175,000



Please note the marker reflects the postcode not the actual property

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Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:
CRY105027 - 0007

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, Home Report or, under former legislation a Home Information Pack (HIP), is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a HIP or 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.



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