



Hogarth House Benton's Lane, London SE27 9TR

welcome to

Hogarth House Benton's Lane, London

Elegant Two-Bedroom Flat with Private Patio in a Quiet Cul-de-Sac

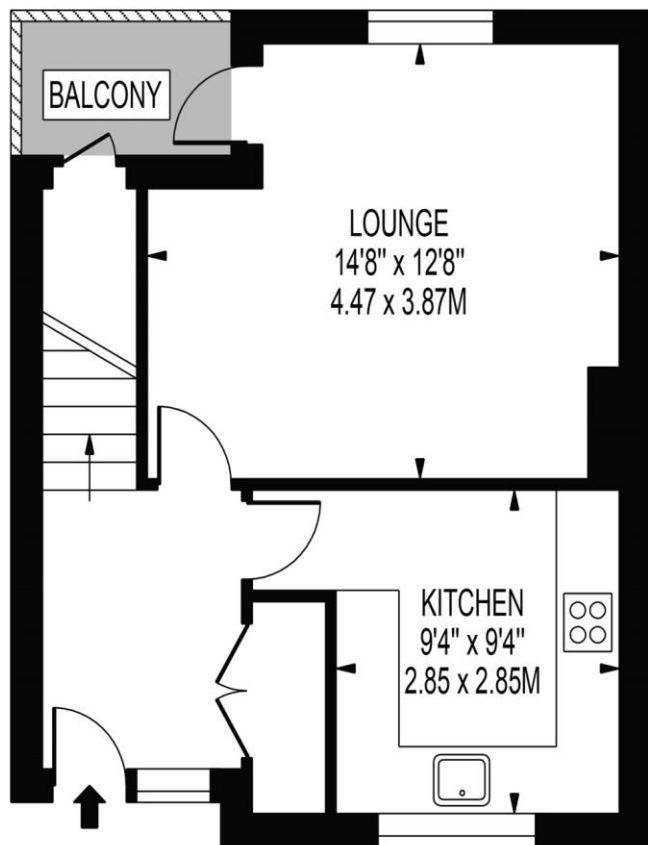
Nestled within a secure and well-maintained purpose-built development, this beautifully presented two-bedroom flat offers stylish and spacious living in a peaceful residential setting. The property features a bright and airy reception room, a generously sized fitted kitchen, and two well-proportioned double bedrooms-ideal for professionals, couples, or sharers. A private patio provides a perfect outdoor retreat for relaxing or entertaining.

Located on Bentons Lane, a quiet cul-de-sac, the flat is just moments from the wide range of local amenities, cafes, and shops in West Norwood. Excellent transport links offer easy access to Central London, while the nearby green open spaces of Norwood Park provide a tranquil escape from city life.

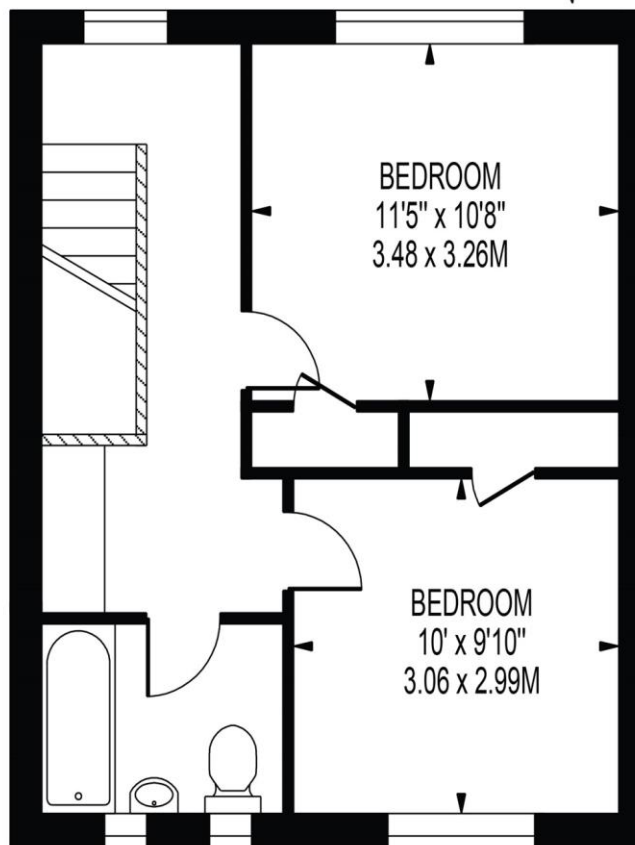


HOGARTH HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 779 SQ FT - 72.37 SQ M



GROUND FLOOR



FIRST 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.
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.

welcome to

Hogarth House Benton's Lane, London

- Secure Purpose Built Development
- Bright and spacious reception room
- Close to West Norwood transport links and amenities
- Balcony
- Chain Free

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2800.47

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Jun 1983. 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

£275,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/STM110177



Property Ref:
STM110177 - 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.



barnard marcus



020 8769 9393



Streatham@barnardmarcus.co.uk



120 Mitcham Lane, Streatham, LONDON, SW16 6NS



barnardmarcus.co.uk