

Portland Road, London, SE25 4UY



£195,000



Flat - Conversion

- Conversion Flat
- On The First Floor
- Electric Heating
- Bathroom In White
- The Country Park Is Local
- One Bedroom
- Double Glazing
- Fitted Kitchen With Oven & Hob
- Convenient For Amenities
- No Stamp Duty

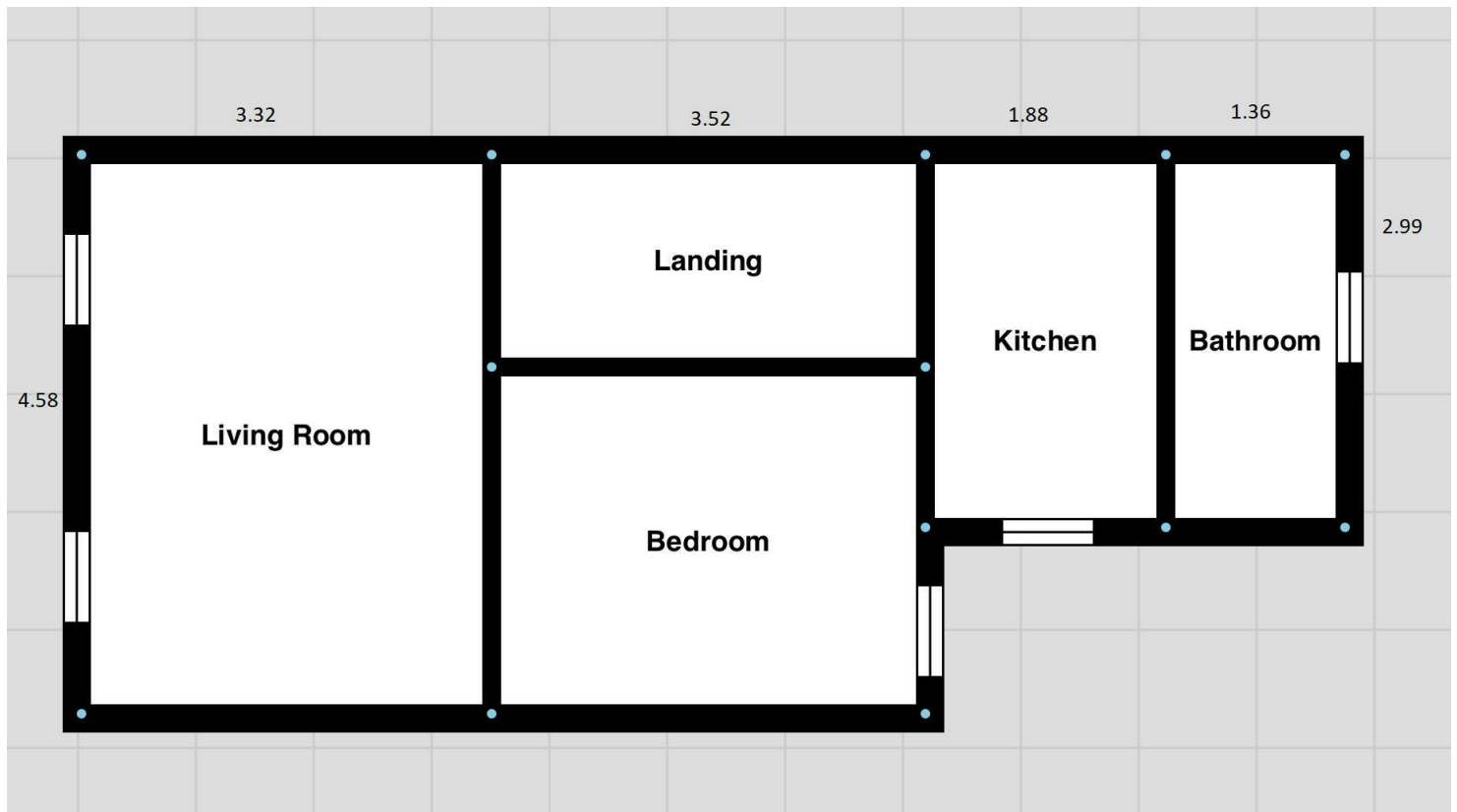
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A first floor one bedroom conversion flat which simply must be viewed internally to be appreciated. The property is placed in a very convenient position for local shops, the Portland Road leisure centre and South Norwood Country Park. The flat benefits from double glazing, electric heating and the fitted kitchen has a range of wall and base units with an oven and hob, plus there is a pleasant bathroom in white with shower cubicle. In terms of transport, there are bus routes and the tram link is nearby at Harrington Road. Also Norwood Junction BR/Overground Station with its frequent trains to London serves the area. Viewing is by appointment, however we do hold keys.

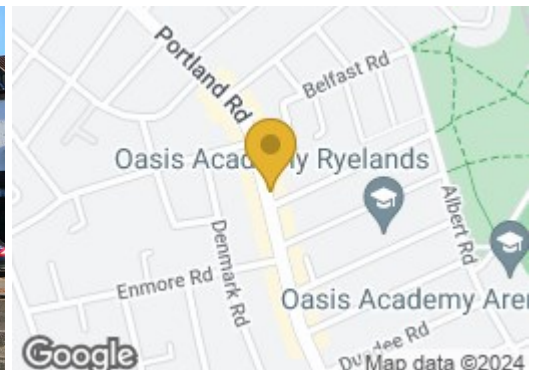
Tenure: Leasehold | Lease term: 162 years from 9 Sept 1987
 Service charge: Vendor informs us as & when basis (shared between 4 flats)
 Ground rent: £250.00 - 29/09/22 to 28/09/23 | Croydon council tax band B | EPC rating D

We carry out best endeavours to make our marketing material accurate and reliable, however they do not form part of any contract and is not to be relied upon. Council tax and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

For broadband and mobile phone coverage at the property in question please visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage> and <https://checker.ofcom.org.uk/en-gb/mobile-coverage> respectively.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	76
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
62	
EU Directive 2002/91/EC	
England & Wales	



Whilst you are at liberty to use any firm of solicitors of your choice, Homecastle can, if requested, recommend solicitors.

If you choose Cook Taylor Woodhouse solicitors from our list, Homecastle will receive a £150 referral voucher.

If you require clarification on any point please contact us particularly if travelling some distance to view. All services appliances, fittings and central heating etc (if applicable) have not been tested by our company. Measurements are taken by laser tape to the widest point of the room, are approximate and may be subject to a margin of error. Lease, ground rent, maintenance and garden details (if applicable) cannot at present be relied upon as being correct. We are awaiting clarification from the vendor's solicitors. The description of this property is only the opinion of our Company.