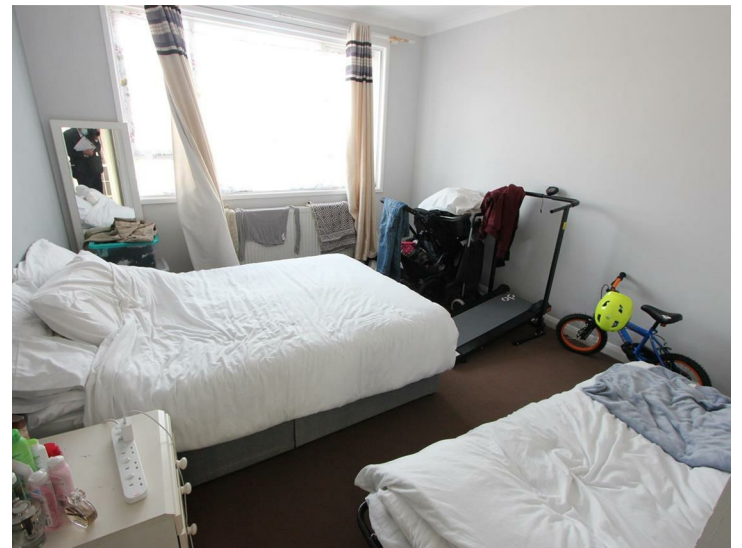


Portland Road, London, SE25 4QB



Offers Invited £270,000



Flat

- Two bedrooms
- Double glazing
- Fitted kitchen/breakfast room
- Bathroom in white
- Must be viewed internally to be appreciated
- First floor purpose built maisonette
- Gas central heating with radiators
- Of split level design
- Vendor informs us no onward chain
- The Country Park & Tram Link along with Norwood Junction BR/Overground Station are all local

Portland Road, London, SE25 4QB

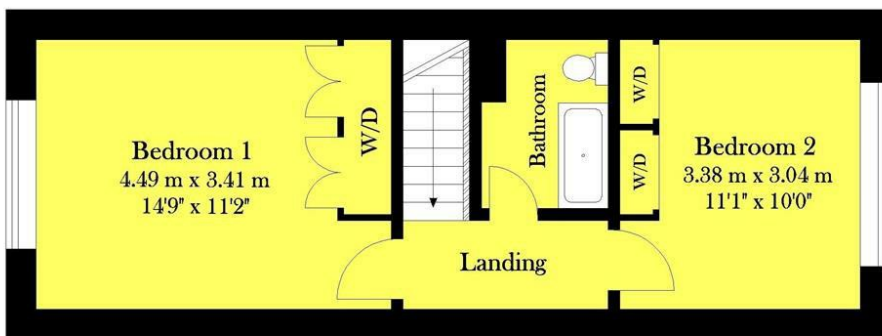
Ultra convenient for local shops, the leisure centre and transport a first floor purpose built two bedroom maisonette style flat of split level design above commercial premises. Benefits include double glazing and gas central heating with radiators. In our opinion a good sized kitchen/breakfast room and a bathroom in white completes the specification. The vendor informs us there is no onward chain and the lease will be extended. Outdoor activities can be found at the Country Park and transport is provided by the tram link, local bus routes and Norwood Junction BR/Overground Station with its frequent trains to London. This maisonette is deceptively spacious (726 sq ft) as it is on two floors and should definitely be viewed internally to be appreciated. Early viewing advised.

Tenure: Leasehold | Lease term: 125 years from 29 September 1969 (the vendor informs us this is being extended ask for further details) - Service charge: £1,980.00 per annum | Ground rent: £12.50 per annum
EPC rating D | Croydon council band C | PROPERTY IS LOCATED NEXT TO THE GOLD COAST PUBLIC HOUSE

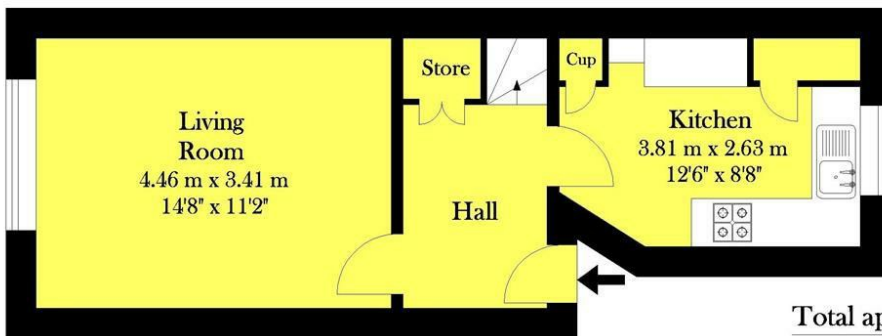
We carry out best endeavours to make our marketing material accurate and reliable, however they do not form part of any contract and is not to be relied upon. Council tax and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and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

Portland Road SE254QB



Second Floor



First Floor

Total approx. area:
67.52 sq.m
726.77 sq.ft.



This plan is for reference only and is in accordance with PMA guidelines.
It is not to scale and all measurement are approximate.

Fixtures and fittings are for illustrative purposes only and do not form part of a contract.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	74
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
56	
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.