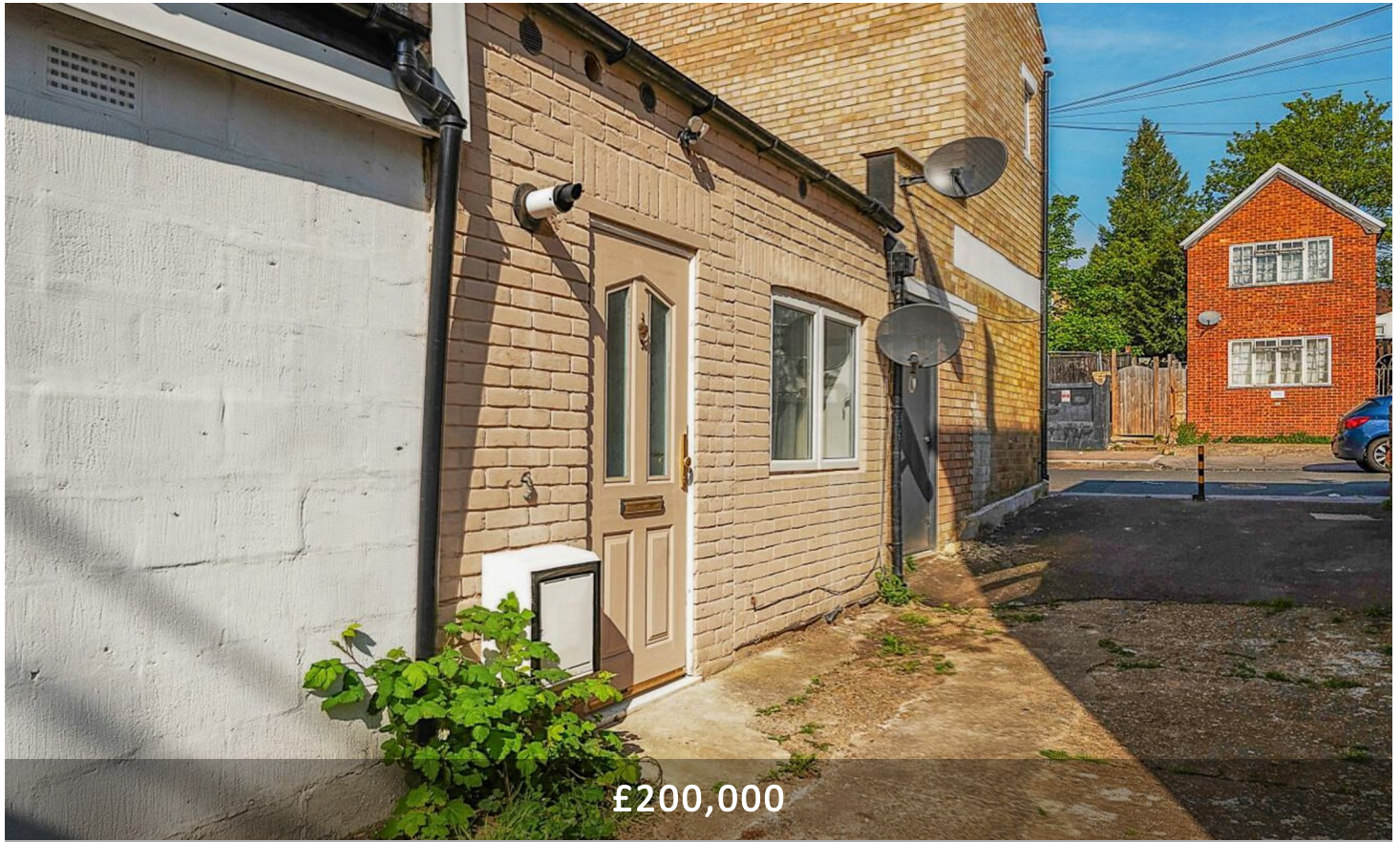


Portland Road, London, SE25 4UY



## Flat - Conversion

- Ground Floor Compact One Bedroom Conversion Flat
- Open Plan Kitchen/Living Room
- Gas Central Heating With Radiators and Under Floor Heating In The Kitchen & Bathroom
- Norwood Junction BR/Overground Station is very Local
- In Our Opinion Good Decorative Order
- Own Private Front Door (To Rear behind commercial premises)
- Attractive Fitted Bathroom
- Double Glazing
- Convenient for Shops and Amenities
- No Onward Chain - We Hold Keys



# Portland Road, London, SE25 4UY

A compact ground floor one-bedroom conversion maisonette style flat with its own private front door which is located at the rear of commercial premises. The property benefits from double glazing, gas central heating with radiators and under floor heating in the kitchen and bathroom. Internally, it features a modern open plan fitted kitchen/living room, an attractive bathroom with a white suite, and is, in our opinion, presented in good decorative order throughout. Offered to the market with no onward chain, and with keys held for ease of viewing, this flat is ideal for first-time buyers Conveniently situated for Norwood Junction BR/Overground Station, which offers frequent services to London, as well as local bus routes and a range of shops. The beautiful Country Park is also just down the road, providing a lovely green space nearby. You will need to check with your lender it meets their size criteria. With properties at this price point in high demand, early viewing is highly recommended.

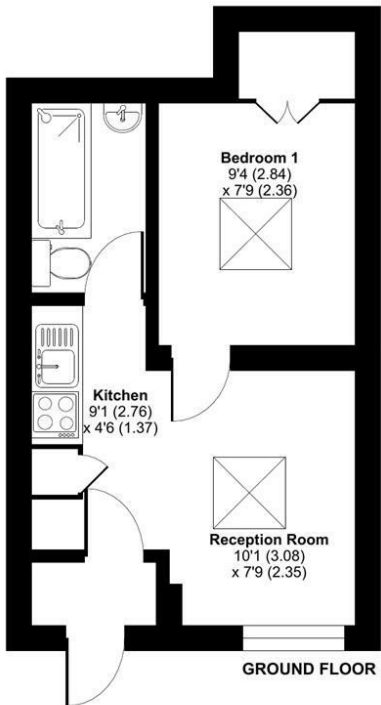
Tenure: Leasehold Lease term: 125 years from 1 January 2021 Ground Rent: £100.00 pa increasing by £100 every 25 years - Service charge: £50.00 per month Buildings Insurance: approximately £400.00 pa - EPC Rating C - Council Tax Band A

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. Any buyers are advised to seek verification from their solicitor or surveyor.

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

## Portland Road, London, SE25

Approximate Area = 276 sq ft / 25.6 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Home Castle. REF:1285965

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	76	75
England & Wales		
	EU Directive 2002/91/EC	



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.