

# Jukes & Co

## Estate Agents



## Portland Road

, London, SE25 4QB

£230,000



A superb modern styled ground floor flat with it's own small garden, on a well known road.

Situated within a short walk away from Norwood Junction Station, it ensures effortless commuting with a swift 12-minute link to London Bridge. The property's prime location provides easy access to key destinations like Victoria, Clapham, and East Croydon, catering to diverse travel needs. Beyond its proximity to transport hubs, residents can relish in the array of amenities within arm's reach. From leisure facilities and schools to bustling restaurants and the serene South Norwood Lakes, there's something for everyone just moments away. Additionally, the nearby tram stop offers seamless connections to Wimbledon and East Croydon, enhancing the property's appeal as an ideal urban retreat

Features of the property include a fabulous Open plan Kitchen Living space measuring 15'6. 15ft reception room, Double bedroom with patio doors to courtyard, modern shower room and is also offered CHAIN FREE!



### Entrance Hall

Video entry phone, tiled under flooring heating, smoke alarm, spotlights.

### Open Plan Living Room Kitchen

15'6 x 14'4 Real wood flooring double glazed frosted sash windows to the front with blinds, free standing storage unit, sofa, chair, radiator. Kitchen area Square sink unit & mixer tap, wall and base units, induction hob and oven below, extractor hood, integrated fridge freezer, washing machine, dishwasher, dining table and chairs.

### Bedroom

11'11 x 8'2 Double Glazed window with blinds, real wood flooring, radiator, double bed, chest of drawers, arm chair, double glazed patio doors onto : courtyard patio.

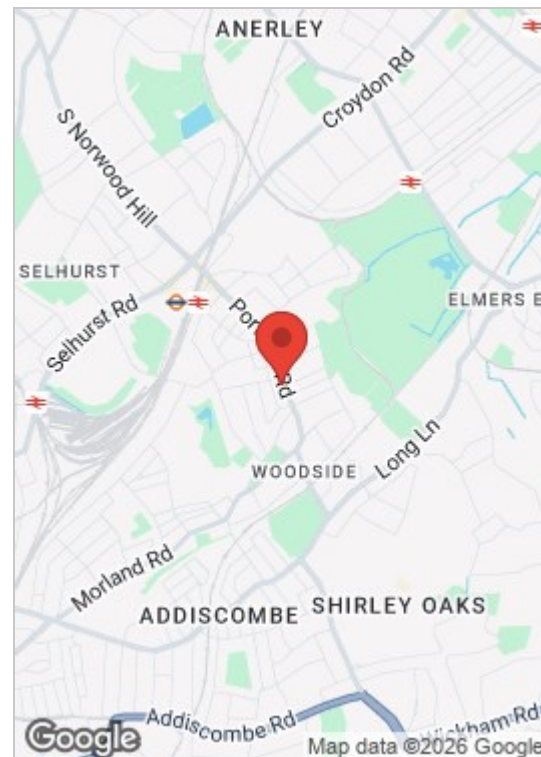
### Shower Room

Low level w.c, wash hand basin and mixer with storage cupboard below, heated towel rail, powerful shower and cubicle, mirror, fully tiled, extractor fan.

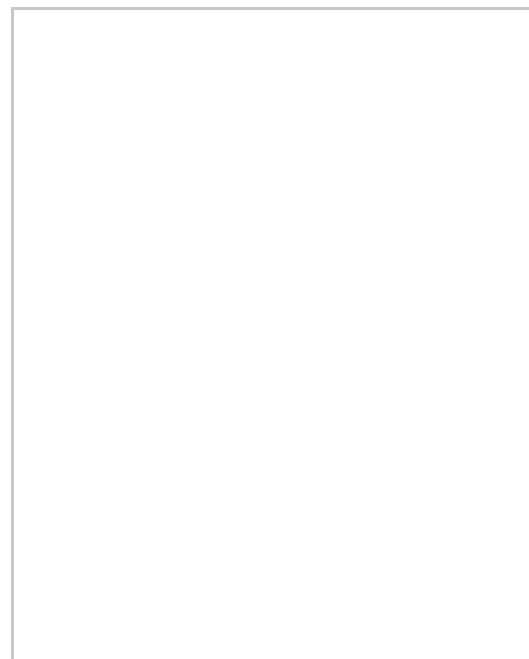
### Courtyard Garden

Lovely decked area with table and chairs.

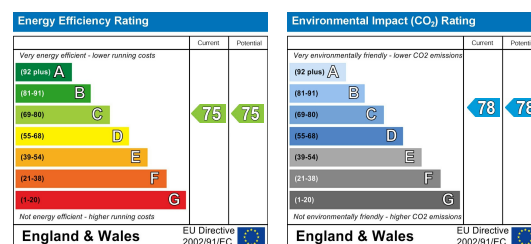
### Area Map



### Floor Plan



### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

### Sales and Lettings

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