



barnard marcus

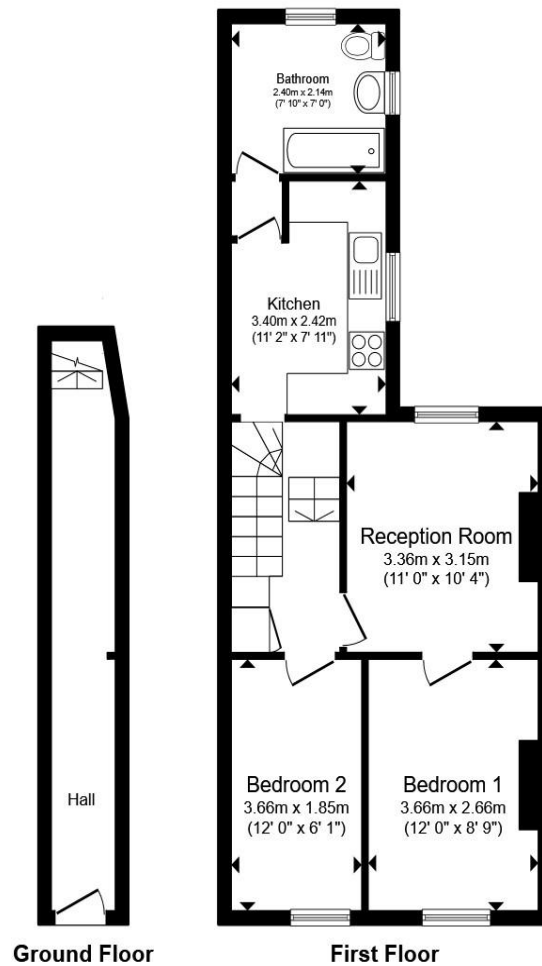
Portland Road, London SE25 4UF

welcome to

Portland Road, London

Situated on Portland Road, a vibrant and well-connected location in the heart of South Norwood, this beautifully presented two-bedroom first-floor flat offers bright and well-proportioned accommodation, making it an ideal purchase for first-time buyers, investors, or those looking to downsize. The property comprises two bedrooms, a modern fitted kitchen with ample storage and worktop space, a contemporary family bathroom, and a comfortable reception room perfect for both relaxing and entertaining. The interiors have been tastefully maintained throughout, creating a home that is ready to move straight into. Portland Road is renowned for its vibrant selection of independent cafés, restaurants, boutiques and everyday amenities, while excellent transport links can be found nearby, including Norwood Junction Station, offering fast and frequent services into Central London. The open spaces of South Norwood Country Park and numerous local leisure facilities are also within easy reach. Early viewing is highly recommended to fully appreciate the quality of accommodation and fantastic location on offer. **Agents Notes: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.**





Total floor area 56.4 m² (607 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Portland Road, London

- Two-bedroom first-floor flat
- Beautifully presented throughout
- Modern fitted kitchen
- Excellent first-time purchase or investment
- Close to Norwood Junction Station
- Convenient for local amenities, cafés and restaurants

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Jan 1996. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£280,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY113918



Property Ref:
CRY113918 - 0002

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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