

Portland Road, London, SE25 4UX



£310,000



Flat - Conversion

- Large Conversion Character Flat
- Three Bedrooms
- Gas Central Heating With Radiators
- Bathroom In White
- The Country Park Is Local
- Ground Floor Position
- Double Glazing
- Fitted Kitchen
- Own Private Garden
- Very Convenient For Transport & Amenities

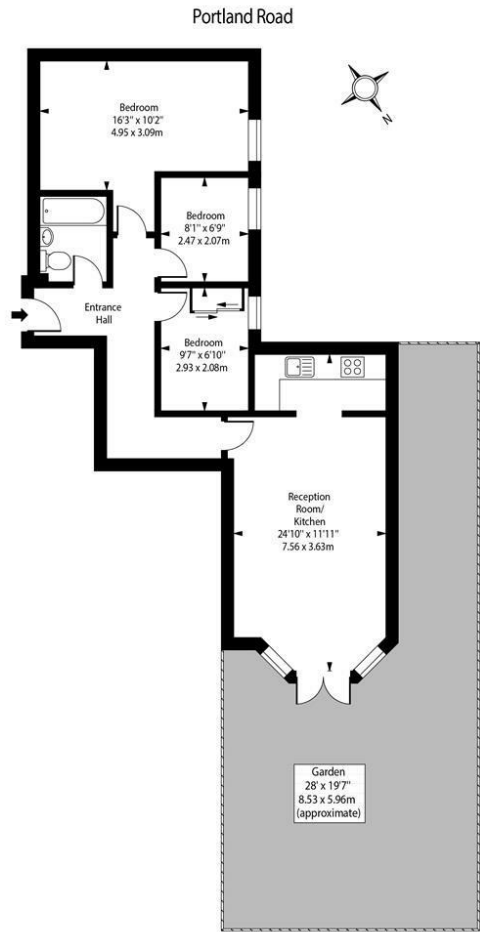
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The entrance to this property is located at the right-hand side of the building, towards the rear. This large and deceptively spacious three-bedroom ground-floor character conversion flat is situated within an imposing building and offers exceptional convenience for transport links and local amenities. The flat features a fully fitted kitchen, a modern white bathroom, and a standout benefit of its own private garden - an increasingly sought-after feature in today's market. Additionally, the property is close to the picturesque Country Park, a popular local beauty spot. Portland Road and South Norwood High Street provide an eclectic mix of shops and cafés, enhancing the area's vibrant community feel. Excellent transport options include the tram link, local buses, and Norwood Junction BR/Overground station, offering frequent services to London. Early viewing is highly recommended.

Tenure: Leasehold - Lease term: 125 years from 29th September 2007 - Service charge: vendor informs us £800.00 per year - Ground Rent: £400.00 per annum - EPC Rating: C - Pay & display parking/permits available

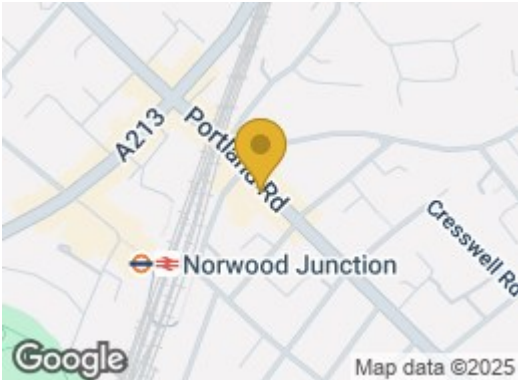
We carry out best endeavours to make our marketing material accurate and reliable, however they do not form part of any contract and is not to be relied upon. Council tax and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and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



Ground Floor
Approx Gross Internal Area 743 Sq Ft - 69.02 Sq M
For Illustration Purposes Only - Not To Scale

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