

South Norwood Hill, South Norwood, SE25 6BE



£245,000



Flat - Purpose Built

- Two Bedroom Contemporary Flat
- Entry Phone
- Tiled Bathroom
- Two good size bedrooms
- In our opinion offers opportunity and potential
- Situated on the hall level
- Separate Kitchen with oven & hob
- Impressive shared lawns
- Will be of interest to investors
- CASH BUYERS ONLY - SOLD WITH PRESENT TENANT IN SITU

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CASH BUYERS ONLY THE PROPERTY IS TO BE SOLD WITH THE EXISTING TENANT IN SITU. Situated in a popular development at the top of South Norwood Hill on the borders of South Norwood and Crystal Palace which has the famous triangle with its eclectic mix of shops, restaurants and bars. The property is a TWO BEDROOM HALL FLOOR CONTEMPORARY FLAT which benefits from an entry phone system, separate kitchen with oven & hob, tiled bathroom, TWO GOOD SIZE BEDROOMS AND IMPRESSIVE SHARED LAWNS. In terms of transport there are several bus routes nearby and the area is served by both Norwood Junction and Crystal Palace BR/Overground Stations. The property offers opportunity and potential and will be of interest to investors. As previously mentioned CASH BUYERS ONLY the property is being sold with the existing tenant in situ.

| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 75 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 59 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |



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.