



**1 Bed
Flat
Portland Road**

**Asking price
£190,000
Leasehold**

- New 999-year lease
- Ground floor garden flat
- Kitchen/Diner
- Near Norwood Junction station
- Large workshop/studio area
- Ideal for creative buyers
- One bedroom
- Shower room
- Separate reception room
- Viewing highly recommended



Portland Road
London
SE25 4UF



Situated on Portland Road in London, this one-bedroom ground floor garden flat presents an excellent opportunity for both first-time buyers and investors alike. Offered with a new 999-year lease, this property boasts a spacious reception room that welcomes you with warmth and light, creating an inviting atmosphere for relaxation and entertaining.

The well positioned bedroom provides a peaceful retreat, while the shower room is conveniently located to serve both residents and guests. One of the standout features of this flat is the delightful garden, perfect for enjoying the fresh air or hosting summer gatherings.

Additionally, the property includes a versatile workshop or studio area, which could be transformed to suit your needs, whether as a creative space, home office, or additional storage.

Situated close to local shops and bus routes, this flat offers excellent connectivity to Norwood Junction railway and overground station, making commuting to central London and the South East a breeze.

This property is not just a home; it is a lifestyle choice, combining comfort, convenience, and potential. Do not miss the chance to make this delightful flat your own.

Entrance

Communal entrance.

Entrance hall

UPVC double glazed door leading to reception room.

Reception room

12'2 x 9'10

Radiator. Carpet as laid. Door to shower room.

Kitchen/diner

12'10 x 8'1

Range of wall and base units with work surfaces over.

Stainless steel single drainer sink unit. Built-in oven, hob and extractor hood. Space or washing machine and fridge/freezer.

Radiator. Carpet as laid.

Bedroom

12'9 x 9'5

UPVC double glazed window to rear. Radiator. Carpet as laid.

Door to garden.

Shower room

Pedestal wash hand basin. Low level WC. Shower cubicle.

Extractor fan. Tiled walls and flooring.

Garden

45'

Paved garden with large work shed to rear.

Tenure

"We are advised that the tenure is Leasehold with 999 year lease, Ground rent and Maintenance £600.00pa approx" (Awaiting verification".

Authority

London Borough Of Croydon. Band B £2022.15





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