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Stembridge Road, London, SE20 7UP

£225,000 Share of Freehold

'Chain free' two bedroom top floor apartment with Share of the Freehold and private balcony, set within a popular gated development ideally placed for Norwood Junction and local amenities. The property requires complete modernisation, offering excellent scope to update and add value. The accommodation comprises a bright lounge with direct balcony access, separate kitchen, two bedrooms and a bathroom. Additional benefits include allocated undercroft parking space within the gated development. Close to Norwood Junction, Birkbeck and Anerley stations, bus links and a selection of fantastic local amenities.

COMMUNAL ENTRANCE



Gated development accesses via key coded pedestrian and vehicle gates. Stairs up to secure entryphone operated communal front door leading into communal entrance hall with stairs to all floors.

ENTRANCE HALL 18'9 x 10'9 (5.72m x 3.28m)

Hardwood front door leads into entrance hall with wall mounted entryphone handset.

LOUNGE 13'11 x 13'3 (4.24m x 4.04m)



Double glazed window to rear and personal door to private balcony.

BALCONY 11' x 5'6 (3.35m x 1.68m)



Private balcony with glass balustrade and tiled floor.

KITCHEN 12'1 x 10'10 max (3.68m x 3.30m max)



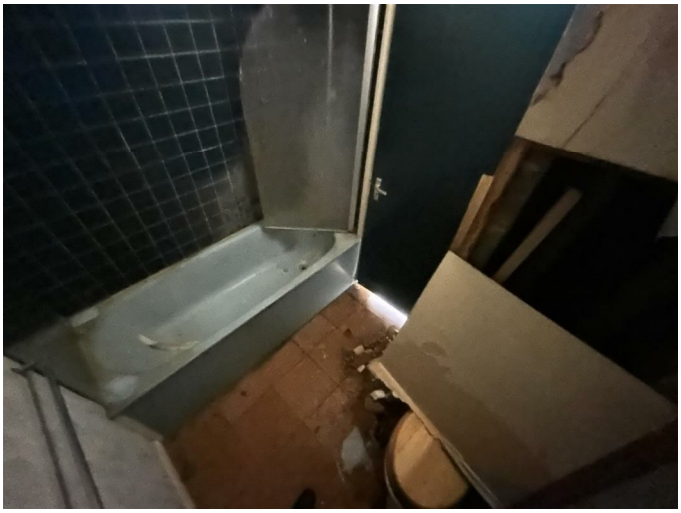
Double glazed window to side overlooking balcony. Range of wall and base units, stainless steel sink with drainer and airing cupboard.

CLOAK ROOM 6'10 x 3'5 (2.08m x 1.04m)



Wash hand basin on vanity unit with mirror over.

BATHROOM 6'10 x 5'5 (2.08m x 1.65m)



Panel bath with fully tiled walls and low level WC.

BEDROOM ONE 13'5 x 9'1 (4.09m x 2.77m)



Double glazed window to rear.

BEDROOM TWO 13'4 x 10' max (4.06m x 3.05m max)



Double glazed window to rear.

ALLOCATED PARKING SPACE



Numbered undercroft personal parking space.

LEASE & CHARGES

We have been informed that the flat comes with a Sahre of the Freehold and the leasehold element is for 999 years from 25th March 1972 with 945 years remaining. The service charge is approximately £2313per annum.

TOTAL FLOOR AREA

The internal area as per the Energy Performance Certificate is 65sqm (Approx. 700sqft)

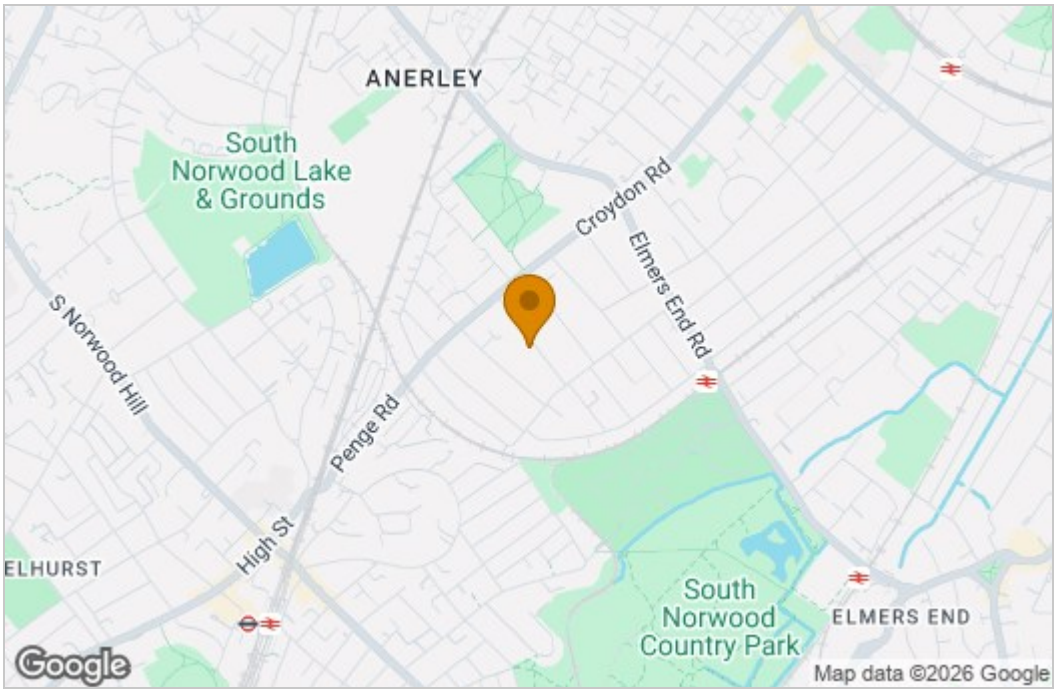
COUNCIL TAX BAND 'C'

Floor Plan

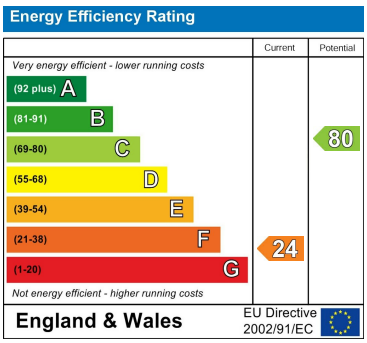


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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