



homezone

Offers In Excess of
£319,950 Leasehold

17A Genoa Road

London, SE20 8ES

- VICTORIAN PERIOD CONVERSION FLAT
- SPLIT LEVEL (1ST & 2ND FLOOR)
- LARGE LIVING ROOM
- 2/3 BEDROOMS - 1/2 RECEPTIONS
- REQUIRES COMPLETE UPDATING THROUGHOUT
- CLOSE TO LOCAL AMENITIES
- POPULAR SCHOOLS CLOSE BY
- WALKING DISTANCE TO ANERLEY/BIRKBECK STATIONS
- OFFERED CHAIN FREE



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OFFERED FOR SALE CHAIN FREE

Requiring complete refurbishment but presenting an excellent opportunity for an investor or 1st/2nd time mover to transform this spacious flat into a beautiful home is this attractive and well laid out split level 2/3 bedroom Victorian conversion flat, located in a popular and quiet residential road.

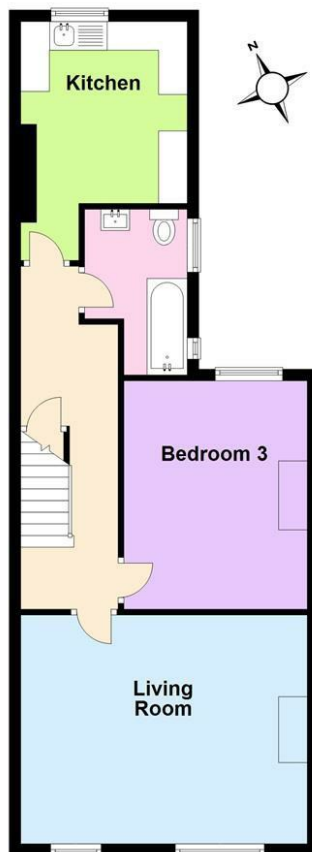
The property covers the first and second floor of this attractive building and comprises spacious kitchen, large living room, a spacious dining room or 3rd bedroom, a family bathroom and two further bedrooms to the second floor.

The property is located conveniently for local amenities, popular local schools including St Anthonys, James Dixon & St Johns schools and is located in between Anerley and Birkbeck stations, both of which are within approximately 10 minutes walk.



First Floor

Approx. 58.3 sq. metres (627.4 sq. feet)



Second Floor

Approx. 32.4 sq. metres (349.1 sq. feet)



Total area: approx. 90.7 sq. metres (976.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility can be taken for an error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser/tenant.
Plan produced using PlanUp.

Kitchen

10'4 x 10'0 max recesses (3.15m x 3.05m max recesses)

Vinyl floor tile, wallpaper, wood effect kitchen suite with light colour laminated counter tops, stainless steel sink and drainer unit, UPVC double glazed window, ceiling light fitting.

Lounge

16'4 max recesses x 12'11 (4.98m max recesses x 3.94m)

Carpet to floor, neutral painted over wall paper, 3 x UPVC double glazed windows, stone fire place with electric fire, coving, ceiling light fitting.

Dining Room / Bedroom 3

13'0 x 10'4 max recesses (3.96m x 3.15m max recesses)

white painted panelled door, carpet, neutral emulsion painted wall paper, period fireplace surround, coving, ceiling light fitting, UPVC double glazed window.

Bathroom

I-shape 9'4 max x 5'11 max (I-shape 2.84m max x 1.80m max)

Tiled floor and tiled walls, white bath with shower mixer tap, WC, pedestal wash basin, ceiling light fitting, UPVC double glazed window, gas boiler.

Bedroom 1

15'6 approx x 9'8 reduced headroom (4.72m approx x 2.95m reduced headroom)

White painted panelled door, blue emulsion painted walls, dormer with UPVC double glazed window, built in cupboard to chimney breast recess, period fireplace surround, ceiling light fitting,

Bedroom 2

10'4 max recesses x 9'5 reduced headroom (3.15m max recesses x 2.87m reduced headroom)

White painted panelled door, carpet, blue emulsion walls, UPVC double glazed window, ceiling light fitting.

Lease / Service Charge Details

Length of Lease - 125 years.

Services Charges - None. Maintenance shared between two flats as and when required.

Ground Rent - £250 per annum.

Buildings Insurance Contributions - £148 for 2018.

PROPERTY MISDESCRIPTIONS ACT 1991

The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.