



Flat 1, 98 Birchanger Road , SE25 5BG

Offers In Excess Of £400,000

A fantastic two double bedroom ground floor period conversion flat with its own section of the rear garden. The property has an amazing contemporary open plan fitted kitchen/reception room with bi-folding doors leading directly onto the garden. The master bedroom has its own stylish en-suite shower room but in addition to this, there is a modern main bathroom suite. The property is being sold with no ongoing chain. Situated within walking distance of Brickfields Meadows and Norwood Junction train station.

Tenure: Leasehold
Lease: 125 years from 31/10/18
Ground Rent: £250.00pa
Service Charge: Percentage of insurance, common parts electric & management fee approx £600.00pa
Council Tax band C £1747.26pa

The vendor has provided the above information in good faith. Galloways have not yet had this information verified. Any buyer should seek their own independent legal advice before proceeding.

Viewing

Please contact our Galloways Penge Office on 020 8778 1120 if you wish to arrange a viewing appointment for this property or require further information.

- GROUND FLOOR APARTMENT
- SECTION OF GARDEN WITH SOLE USE
- OPEN PLAN KITCHEN/RECEPTION ROOM
- CONTEMPORARY BATHROOM
- NO ONGOING CHAIN
- NEUTRALLY DECORATED
- INTEGRATED APPLIANCES
- 0.4 MILES TO NORWOOD JUNCTION
- 1.4 MILES TO SOUTH NORWOOD LAKES
- ALL DISTANCES CALCULATED VIA GOOGLE MAPS



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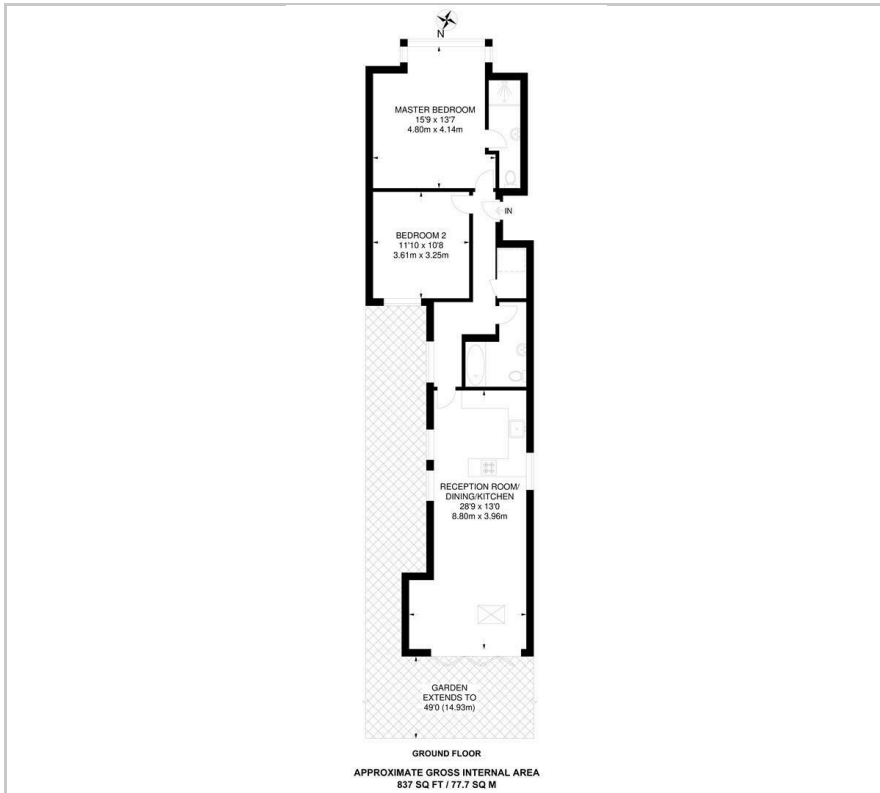


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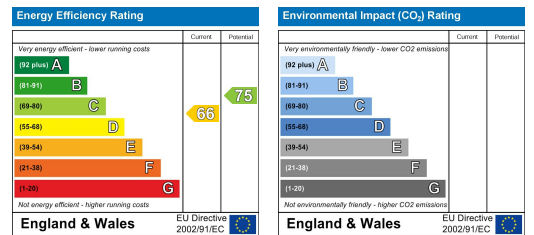
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.