

# Jukes & Co

## Estate Agents



## Enmore Road

, London, SE25 5NG

£220,000



This Bright and Spacious Purpose built flat is situated on a popular road conveniently positioned for the shops and amenities of both Portland Road and the High street of South Norwood and with the Leisure Centre just moments walk away. Direct trains to London Bridge in just 13 minutes as well as Overground station stops can be found just a short walk at Norwood Junction Station as well as Tram and bus routes to surrounds. Brickfields Meadow and The Country Park are round the Corner and offer ideal places to explore. Features of the property include 13'2 Living room and separate Kitchen, good condition throughout with double glazing and gas radiator central heating, parking space and communal grounds. South Norwood offers both First time buyers and investors a good opportunity for future growth as it gentrifies in the coming years so don't delay call now and book your viewing to avoid missing out. Leasehold - Council Tax Band B - EPC Rating C - Lease 99 year remaining - Service Charge as and when - Ground rent £300p/a



### Communal Entrance Hall

Stairs to second floor door to flat.

### Entrance Hall

Doors to all rooms, laminate wood flooring, radiator, cupboards.

### Living Room 13'2 x 12'8 (4.01m x 3.86m)

Double glazed window to front, radiator, laminate wood flooring.

### Kitchen 9'5 x 6'10 (2.87m x 2.08m)

Range of wall and base units, integrated gas hob with extractor above, integrated oven, space for fridge freezer and washing machine, stainless steel sink and drainer, radiator, part tiled walls, double glazed window to side.

### Bedroom 13' x 10'1 (3.96m x 3.07m)

Double glazed windows to front, Built in wardrobes, radiator, laminate wood floor.

### Bathroom 7'2 x 5'5 (2.18m x 1.65m)

Opaque double glazed window to side, panel enclosed bath with electric shower, low level w.c, pedestal wash hand basin, part tiled walls, radiator, extractor.

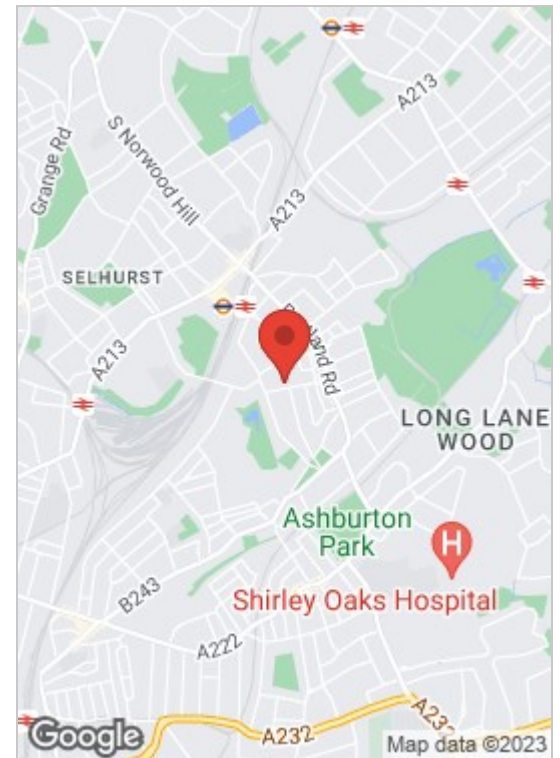
### Communal Grounds

driveway to side leading to car parking area, area of lawn.

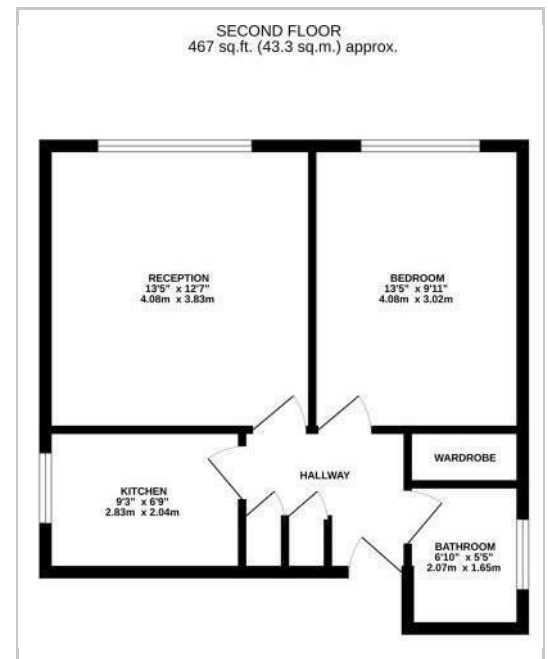
### Notes before

We have been advised the current tenants are paying £925pcm.

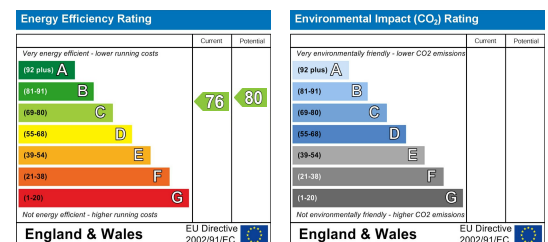
### Area Map



### Floor Plan



### 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.

### Sales and Lettings

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