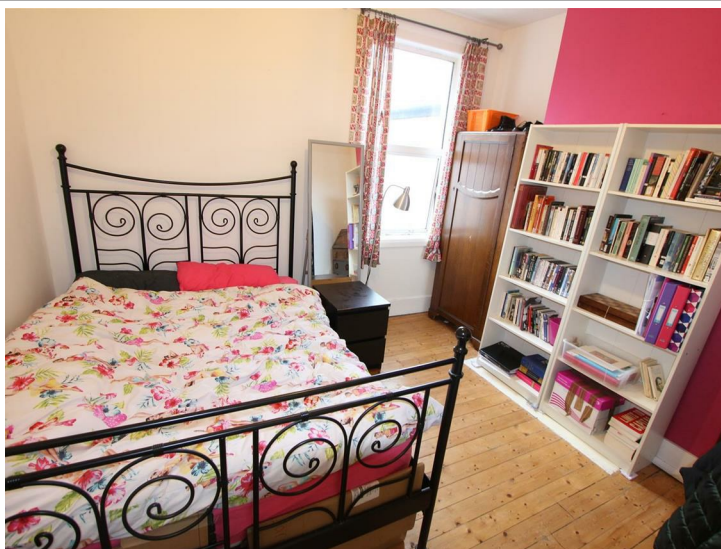


Balfour Road, South Norwood, SE25 5JX



## Maisonette

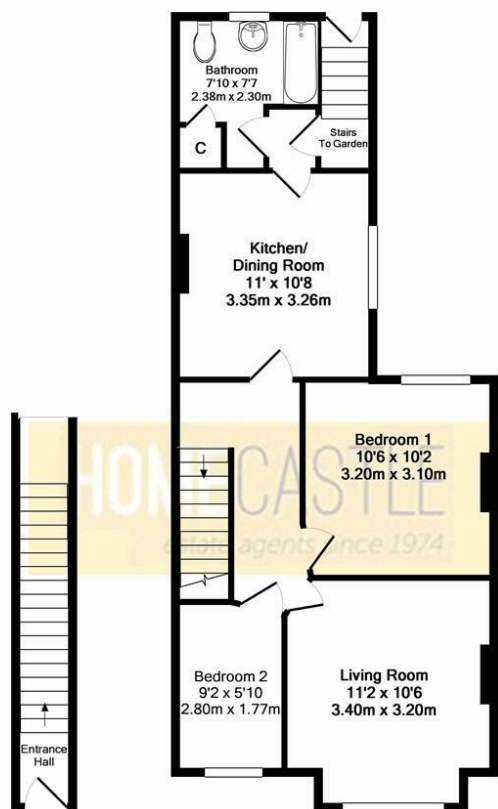
- Character Style Maisonette
- Tree Lined Side Road
- Gas Central Heating With Radiators
- Bathroom In White
- Own Garden With Direct Access

- On The First Floor With Two Bedrooms
- Double Glazing
- Refitted Kitchen/Diner
- Must Be Viewed Internally To Be Appreciated
- Norwood Junction BR/Overground Station Serves The Area



# Balfour Road, South Norwood, SE25 5JX

IDEAL FIRST TIME BUY - CHARACTER STYLE MAISONETTE WHICH OFFERS CHARM AND PRACTICALITY and has the added benefit of OWN PRIVATE GARDEN WITH DIRECT ACCESS. Situated on the edge of the Country Park area, famous for it's leisure activities and in terms of transport there is the tram link, several bus routes and Norwood Junction BR/Overground Station with excellent links into London The Leisure Centre is also nearby. The lease is in excess of 900 Years; however there is an absentee freeholder but we understand that the vendor's solicitors will offer an indemnity policy (awaiting sight of written confirmation). In terms of accommodation there is a spacious refitted kitchen/dining room with space for a table and chairs, living room and two bedrooms giving a sense of space throughout the property. In our opinion these properties are always sought after, early viewing advised.



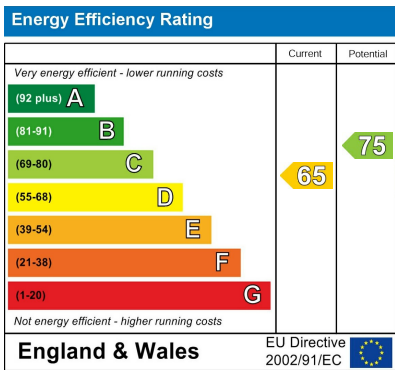
Entrance Floor  
Approx. Floor  
Area 65 Sq.Ft.  
(6.1 Sq.M.)

1st Floor  
Approx. Floor  
Area 587 Sq.Ft.  
(54.5 Sq.M.)

Total Approx. Floor Area 652 Sq.Ft. (60.6 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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If you require clarification on any point please contact us particularly if travelling some distance to view. All services appliances, fittings and central heating etc (if applicable) have not been tested by our company. Measurements are taken by laser tape to the widest point of the room, are approximate and may be subject to a margin of error. Lease, ground rent, maintenance and garden details (if applicable) cannot at present be relied upon as being correct. We are awaiting clarification from the vendor's solicitors. The description of this property is only the opinion of our Company.