



Upper Norwood, SE19

A well-presented and spacious two bedroom apartment occupying an excellent location

ESTATE & AGENT

— Tailored, local and personal —

Priory Crescent, Upper Norwood, SE19

Offers Over £260,000 Leasehold

Overview

We are delighted to offer to the market this well-presented two bedroom, lower-ground apartment located in a purpose built block. The property is light and airy with a welcoming and homely feel. The generously proportioned accommodation briefly comprises;

Entrance hall with storage cupboards, modern fitted kitchen with space for a table and chairs, a spacious lounge/reception room with large window, two good-sized bedrooms with ample space for double beds, a fitted bathroom with white suite and a separate W.C.

The property also benefits from gas fired central heating via combination boiler and radiators, double glazing and secure entrance telecom system.

Externally the property has access to a communal garden and there is on-street resident's permit parking. A garage is available for residents to rent subject to availability and a charge.

Priory Crescent is conveniently located just off Beulah Hill in Upper Norwood, close to Crystal Palace providing a variety of shops, restaurants, bars and cafés.

Bus routes and train links are also available in the area with London Victoria just half an hour by train. Upper Norwood Recreation Ground and Westow Park are also within walking distance.

All in all, a pleasant property occupying an excellent location with viewing coming highly recommended. Offers over £260,000 are invited.

The vendor has advised that there are currently over 87 years remaining on the lease (at time of listing) with a ground rent of £10.00 per year, service charge currently £200.00 per month (approx). EPC rating: C.



Well Presented

Fitted Kitchen

Two Good Sized Bedrooms

Spacious Lounge

Light & Airy

Communal Garden

Gas Fired Central Heating

Double Glazing

Residents Permit Parking

Garage Available for Rent (subject to availability)



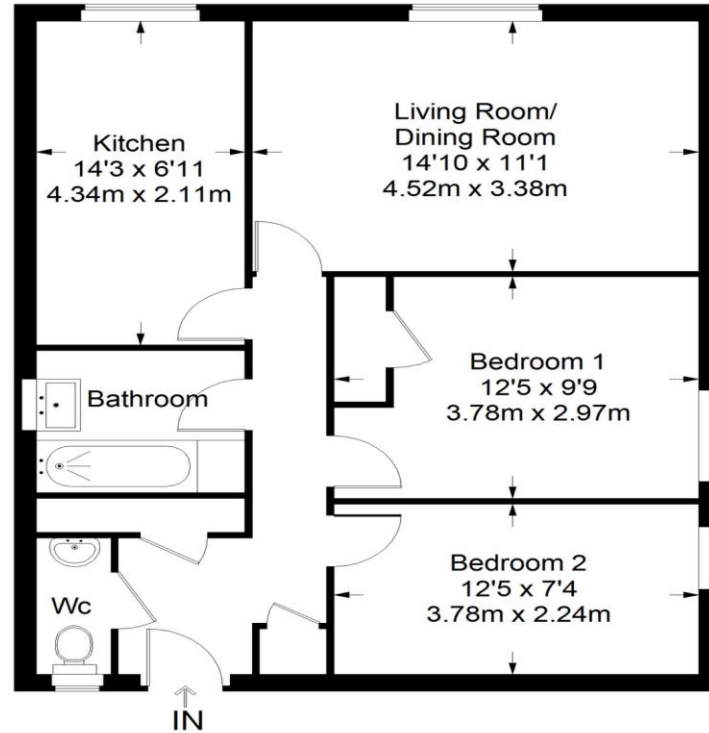
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	71	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



Priory Crescent

Viewing strictly by
appointment via
Estate and Agent



Ground Floor = 641 sq ft

Approximate Gross Internal Area
GROUND FLOOR = 641 sq ft / 59.55 sq m
Total = 641 sq ft / 59.55 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)

Estate and Agent wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as guide only; any floor plan or map is for illustrative purposes only. Estates IT, for themselves and for the vendors or lessors of this property whose agents they are given that the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Pomp Properties has any authority to make or give any representation of warranty in relation to this property.