



NORFOLK HOUSE ROAD, SW16
OIEO £275,000 LEASEHOLD

A TOP-FLOOR VICTORIAN FLAT WITH BRIGHT INTERIORS AND SUPERB LOCATION

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DESCRIPTION:

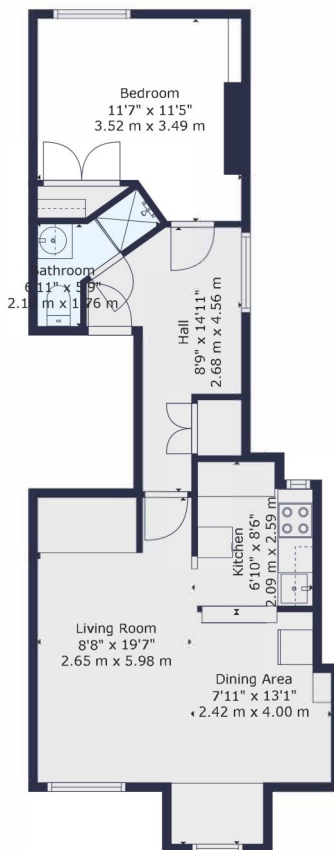
Set on the top floor of a charming Victorian terraced house, this delightful flat offers a tranquil retreat in the sought-after residential street of Norfolk House Road. The property benefits from its bright and airy interiors, featuring a well-appointed kitchen, a generous living area, and a comfortable bedroom. The flat's elevated position provides a sense of privacy and natural light throughout.

The location is perfect for families and professionals alike, with access to the wide green spaces of Tooting Bec Common, which boasts a popular Lido and running track. The flat is conveniently situated close to Balham's vibrant amenities, while also offering proximity to well-regarded local primary and secondary schools.



ACCOMMODATION

Leasehold 121 years 6 months, 1 Bedroom, 1 Reception Room, 1 Bathroom, Flat/Apartment, Terraced, Upper Floor without Lift, Period, Town/City, Converted, Good decoration, 538 Approx Sq Ft, Service charge £1,558 pa, Ground rent £250 pa



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TOTAL: 538 sq. ft, 50 m²
FLOOR 1: 538 sq. ft, 50 m²

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or Winkworth. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	62
(39-54) E	62
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 121 year and 6 months

Service Charge: £1557.6 per annum

Ground Rent: £ 250 Annually (subject to increase)

Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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