



## The Woodlands, SE19

£300,000 *Leasehold*

Located on the highly desirable The Woodlands, we are delighted to offer to the market this 716 Sq Ft two-bedroom flat.



### KEY FEATURES

- 2 generous bedrooms with lots of natural light
- Spacious reception room
- Non-demised terrace
- Leasehold with long lease
- Off-street parking
- Communal Garden



Crystal Palace

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The accommodation comprises a spacious reception, well sized kitchen and bathroom, and two large double bedrooms with lovely hardwood floors. The property further benefits from a terrace and well-maintained communal grounds.

The transport links of West Norwood and Gipsy Hill are both within easy reach as are the excellent selection of bars shops and restaurants at both Crystal Palace and West Norwood.





## MATERIAL INFO

**Tenure:** Leasehold

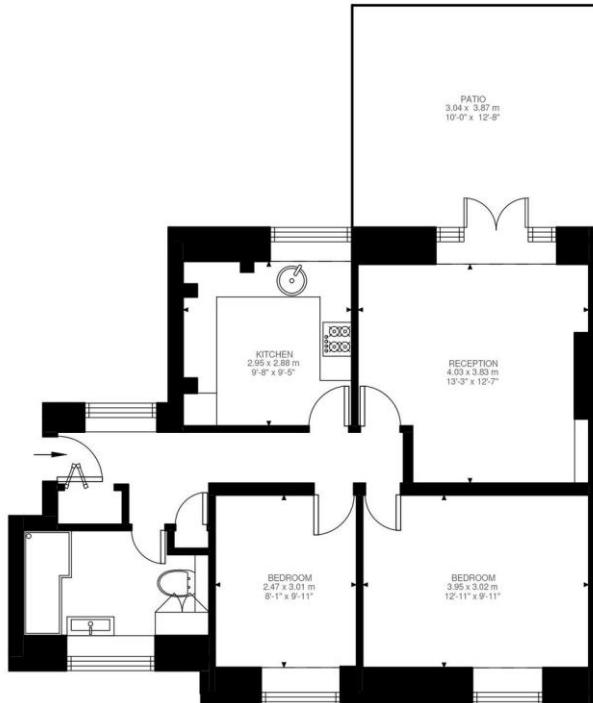
**Term:** 993 year and 7 months

**Service Charge:** £448.01 per annum

**Ground Rent:** £ 100 Annually (subject to increase)

**Council Tax Band:** A

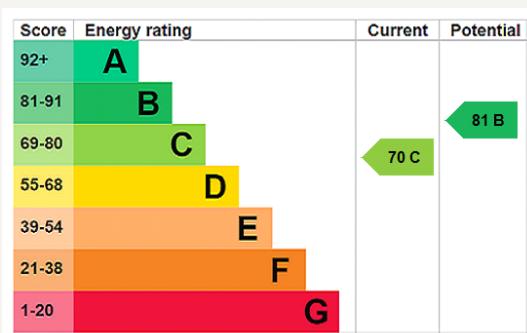
**EPC rating:** C



Lower Ground Floor  
716 ft<sup>2</sup>

The Woodlands, SE19  
Approximate Gross Internal Area  
66.55 SQ.M / 716 SQ.FT

Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.



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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