



The Woodlands, SE19

£300,000 *Leasehold*

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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

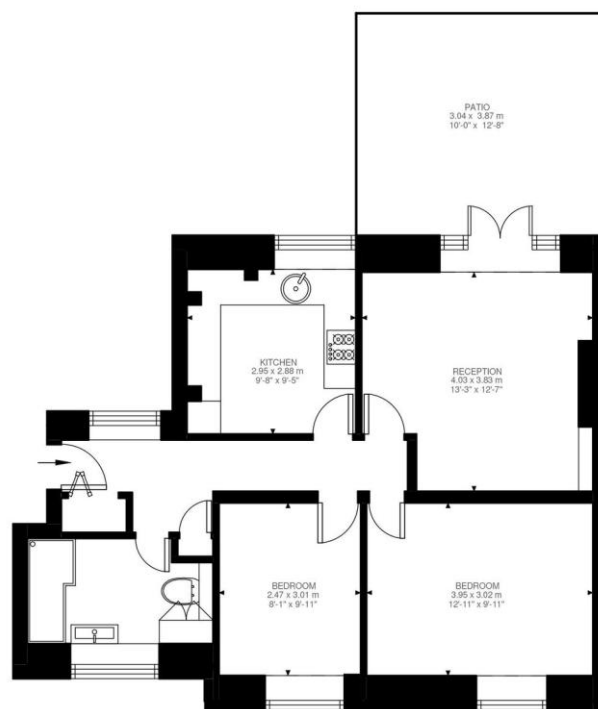
Term: 993 year and 7 months

Service Charge: £448.01 per annum

Ground Rent: £ 100 Annually (subject to increase)

Council Tax Band: A

EPC rating: C



Lower Ground Floor
716 ft²

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		81 B
55-68	D	70 C	
39-54	E		
21-38	F		
1-20	G		

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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