



Portland Road  
London  
SE25 4UY

Offers in Excess of £185,000

bettermove 

# Portland Road London

Bettermove are proud to present this 1 bedroom flat in a sought after residential area of London available with no forward chain and welcoming cash buyers only.

The property benefits from double glazing, gas central heating throughout and ample on street parking available nearby. The council tax band is B.

This is a leasehold property with 105 years remaining on the lease; the ground rent is £75 per annum and there is no service charge.

The interior of this property comprises a spacious living space, one double bedroom, the three piece bathroom and the fitted kitchen located on the first floor of the building with private access from the ground floor.

Located in a popular area on Portland Road, the property is close to a range of amenities, including shops, supermarkets, South Norwood Leisure Centre and south Norwood Park. Excellent transport connections can be found from Norwood Junction Train Station and many local bus routes.

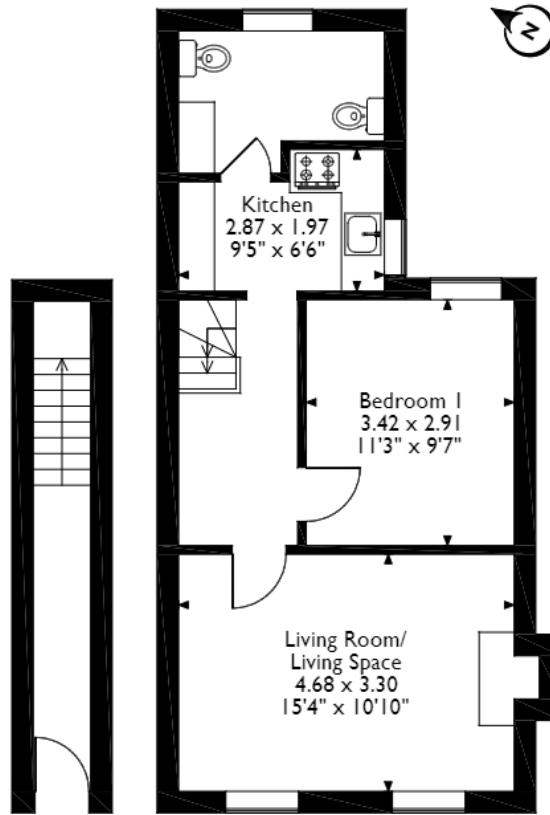
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.



Portland Road, London  
 Approximate Gross Internal Area  
 48 Sq M/517Sq Ft



**Ground Floor    First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	54
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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