

FOR SALE



Walters House, Norbury SW16

OIEO £300,000 Leasehold

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Property Description

Samuel Estates is pleased to offer to the market this gorgeous, one-bedroom, top floor flat, just moments from Norbury Station.

This beautiful flat has had one owner since it was built in 2015. Viewings are highly recommended!

The open plan living room / kitchen is bright and airy, with plenty of natural light and built-in high end, contemporary appliances including a washing machine and dishwasher. For those who work from home, there is the perfect little home office area that does not get in the way of day to day living. The bedroom has bespoke built-in wardrobes and access to the eves offering plenty of storage space. The stylish shower room has walk in shower, vanity sink and complimentary tiling to walls and the floor.

The building has a secure room with lockable bike storage.

Walters house, consists of eight privately owned flats and is extremely well maintained. It is in close proximity to all the local amenities, including leading supermarket chains, shops, local schools, leisure centre and key public transport links. Norbury train station is a stone's throw away from the property. There are direct train routes from Norbury to London Bridge, London Victoria and Milton Keynes via Shepherds Bush, along with a wealth of bus services to Streatham, Balham, Brixton and Croydon. Local parks include Norbury Park and the beautiful Streatham Common.


Sellers Comments:

I shall be incredibly sad to leave my flat in Walters House after 8 and a half years of living there. It's such a beautiful home which benefits from being so quiet at the top of the building and with beautiful views looking over to Crystal Palace. It's so spacious for a one bed flat with the office nook providing a great place for working from home. Being at the top of the building means also benefitting from a huge amount of storage in the eves so the flat can remain calm and clutter free.

Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



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





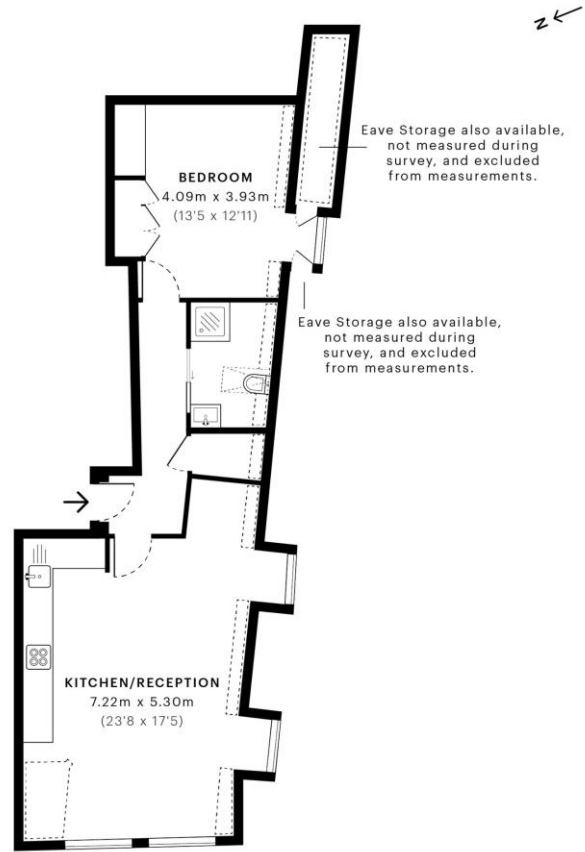


Walters House, SW16

CAPTURE DATE 25/01/2023 LASER SCAN POINTS 46,867,887

GROSS INTERNAL AREA


55.93 sqm / 602.03 sqft



— Third Floor

 GROSS INTERNAL AREA (GIA)
The footprint of the property
55.93 sqm / 602.03 sqft

 NET INTERNAL AREA (NIA)
Excludes walls and external spaces
Includes wardrobe, restricted floor height
54.73 sqm / 589.11 sqft

 EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas, etc.
0.00 sqm / 0.00 sqft

 RESTRICTED AREA (RMA)
Unusable area under 1.8m
4.30 sqm / 46.28 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured on the scan.

IPMS 2B RESIDENTIAL 55.93 sqm / 602.03 sqft
IPMS 2C RESIDENTIAL 54.87 sqm / 589.03 sqft

SPEC ID 563ccfbfd580900dbc31d8d6

Material Information

Tenure – Leasehold

Length Of Lease – 116 years remaining

Service Charge – £1102

Ground Rent – £250

Building Insurance - £372.16

Council Tax Band – B

Local Authority – Croydon Council



Property Type
Flat (Top Floor Flat)



Construction Type
Brick



Parking
Free Street Parking



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Central Gas Heating



Broadband
Standard/ Superfast/
Ultrafast



Mobile Signal
Good Coverage

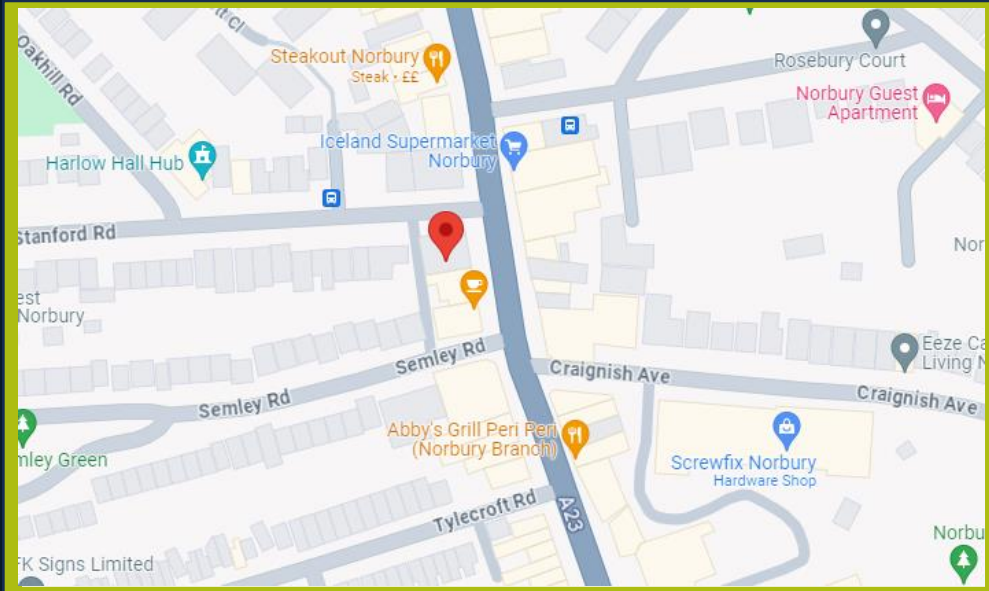


Flood Risk

Has the property been flooded in the past five years: NO
Risk Level: Low



**Proposed Development
in Immediate Locality?**
None



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889

