

Portland Road SE25

Overview

This period architecturally designed building is incredibly well proportioned with oversized apartments and state of the art features. Benefits include engineered wood floors, oak work surfaces terraces* and state of the art under floor heating.

This development comprises of 15 luxury apartments located just 10 minutes from Norwood Junction BR and close to local amenities.

Location

An Ideal area for capital growth, generally cheaper than Upper Norwood, both areas have a real mix of properties and styles. South Norwood has its own parade of shops centred along the busy Portland Road. Small independent shops can be found alongside an abundance of restaurants and pubs. Woodside has its own small high street just to the west of the leafy Woodside Green, which is overlooked by a number of larger Victorian houses converted into flats. Norwood Junction station, which is a few minutes walk from the busy Portland Road, is the first stop from East Croydon and serves mainline London stations with a regular service.

Plot	Floor	Bedroom	Parking	Garden	Price
Flat 1	Ground	2 bedroom	parking	patio	£224,950
Flat 2	Ground	1 Bedroom	No	Patio	£184,950
Flat 3	Ground	Studio	No	patio	£144,950
Flat 4	Ground	2 Bedroom	parking	patio	£224,950
Flat 5	First Floor	2 Bedroom	parking	no	£219,950
Flat 6	First Floor	1 Bedroom	No	no	£174,950
Flat 7	First Floor	Studio	No	no	£144,950
Flat 8	First Floor	2 Bed 2 Bath	No	no	£219,950
Flat 9	second floor	2 Bed penthouse with turret	No	no	£234,950
Flat 10	second floor	1 Bedroom	No	no	174,950
Flat 11	second floor	Studio	No	no	£144,950
Flat 12	second floor	2 Bed Pent house with 2 bath	No	no	£234,950



Rental

The Flats are currently available and the ERV on the three types, studio apartment is £700 PCM, 1 bedroom apartments £750 PCM and 2 bedroom flat is £850 PCM.

Transport

Norwood Junction London Bridge & London Victoria

Council Tax

Valuation Band	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
Council Tax Rate	£776	£906	£1,035	£1,165	£1,424	£1,683	£1,942	£2,330

Investment structure

The development comprises of 15 units, 12 listed with 3 additional studios located on the top floor. Norwood is a buoyant rental market and the ERV that has been presented is conservative, we feel an investor looking for a medium to long term investment with potential for capital growth would truly benefit from this investment. With Millions earmarked by the London government to improve transport links in the Southeast and TFL outlining plans to build new stations in south London, Norwood is set to become a sort after hotspot.



Price

Offers in the region of £2,700,000

Southbridge House, South Bridge Place Croydon Surrey CR0 4HA

Tel: +44(0)2082404485 Fax: +44(0)208 240 44 86 Email: info@propertycliniconline.com www.propertycliniconline.com
Registered Office in England and Wales, 2nd Floor, 145-157 St John Street, London, EC1V 4PY Company no: 06485430



Purchasing through Property Clinic is straight forward. With availability changing on a daily basis we will help you decide the perfect unit for you, reserving the property in your name allowing you to review all necessary contracts. Your reservation fee is fully refundable for up to fourteen days from the date of reservation.

Important Notice

In accordance with the property misdescriptions act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to form any part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details contained in this document remain the exclusive to Property Clinic UK Limited (2009)

Southbridge House, South Bridge Place Croydon Surrey CR0 4HA

Tel: +44(0)2082404485 Fax: +44(0)208 240 44 86 Email: info@propertycliniconline.com www.propertycliniconline.com
Registered Office in England and Wales, 2nd Floor, 145-157 St John Street, London, EC1V 4PY Company no: 06485430