

For Sale

Upon instructions of THE COURT APPOINTED RECEIVER

**LANDWOOD
GROUP**



56 ISHAM ROAD, LONDON, SW16 4TJ

Vacant 2 Bedroom (plus Attic Room) End Terrace House

- 2 bedrooms
- Attic Room
- Offered with no chain
- Convenient location
- Recently Refurbished (some works to finish)

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Location

The property is situated in a residential area of Norbury, approximately 2.25 miles north of Croydon and 1.5 miles south of Streatham. Norbury railway station is approximately 0.5 mile to the north and the travel time to London Victoria is just under 25 minutes. There are 10 schools within a 1 mile radius, local retail facilities are available on the nearby A23, and more extensive retail and leisure facilities are located in Croydon and Streatham.

Description

The property comprises an end terraced 2 bedroom (plus attic room) house.

At ground floor there a side entrance leading to a small hallway, with the lounge to one side and the kitchen to the other. At the rear of the kitchen is a utility room and then a storage room within the lean-to extension at the rear. Stairs lead up from the entrance hall to the first floor landing, with 2 double bedrooms and a bathroom at first floor. In addition, there is a further boarded out attic area.

Heating was via a gas combi boiler (not tested) and water filled radiators.

The property has recently been refurbished and some finishing off works are required.

Tenure Information

Freehold.

Accommodation

All Dimensions are maximum and note the attic has areas of restricted headroom.

Ground Floor:

Entrance Hall

Kitchen - 4.06m x 3.10m

Lounge - 4.29m x 4.04m

Utility

Porch

First Floor:

Landing

Bedroom 1 - 4.06m x 3.90m

Bedroom 2 - 3.20m x 2.95m

Bathroom

Attic:

Room - 6.93m x 4.04m

Price

Offers in the region of 410,000.

EPC

Energy Asset Rating E.

Viewings

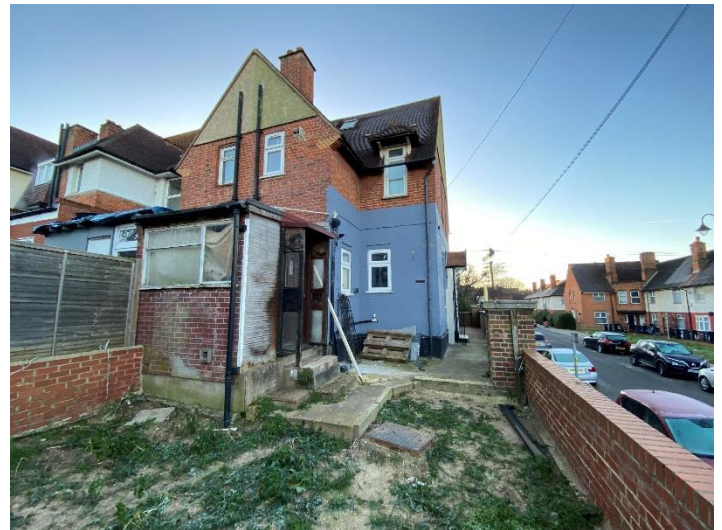
Strictly by appointment.

Walk through:

<https://youtu.be/7DU0RDqZeEQ>

Legal Costs

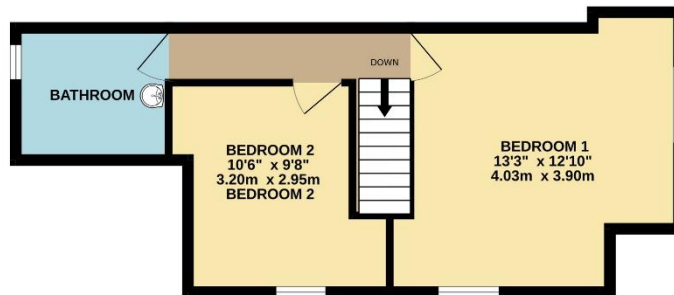
Each party will be responsible for their own legal costs.



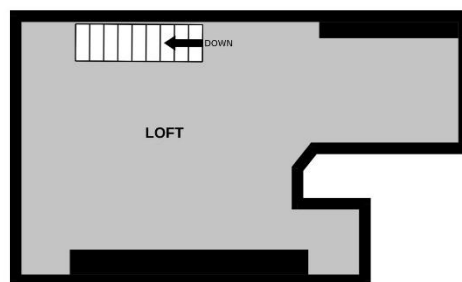
GROUND FLOOR
428 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



2ND FLOOR
253 sq.ft. (23.5 sq.m.) approx.



TOTAL FLOOR AREA : 1058 sq.ft. (98.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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