



Dulwich Lettings, 81-83 Lordship Lane, London SE22 8EP  
T 020 8299 8777 E [dulwichlet@ludlowthompson.com](mailto:dulwichlet@ludlowthompson.com) W [www.ludlowthompson.com](http://www.ludlowthompson.com)

## PORTLAND ROAD SOUTH NORWOOD



LET

REF: 6006887

### 2 Bed, Period Apartment, Communal Garden, Permit Parking

Two Bedroom - Large Garden - Newly Decorated - Modern Kitchen - Great Location

Well Presented Two Bedroom Newly Refurbished Garden Flat Close to Norwood Junction Station. This spacious apartment briefly comprises of; Large reception, new kitchen, large bright double bedroom, smaller bedroom, and family bathroom. Further benefits to note include a large newly paved garden accessed directly from the apartment, period features and original wood flooring. To arrange a viewing please contact a member of the lettings team on 0208 2998 777.

**Train/Tube** - Norwood Junction, Anerley



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# PORTLAND ROAD SOUTH NORWOOD



RECEPTION



garden



external



bedroom



bedroom



reception



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## PORTLAND ROAD SOUTH NORWOOD



bathroom



kitchen



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## Portland Road

Approximate Gross Internal Area = 747 sq ft / 69.4 sq m

(Excluding Reduced Headroom)

Reduced Headroom = 5 sq ft / 0.5 sq m

Total = 752 sq ft / 69.9 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



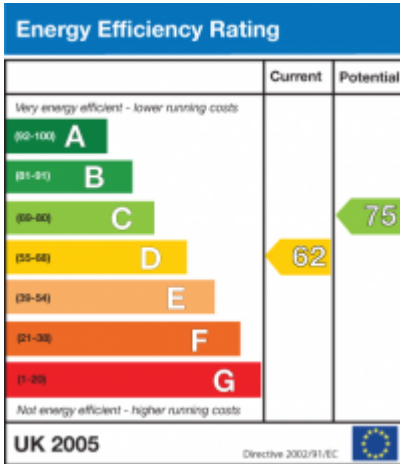
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### When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a landlord will give us specific times only convenient to them. We do advise landlords that if they are serious about letting property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Dulwich Lettings Office quoting 6006887

### DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the landlord.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/landlord accept no responsibility for any error they may contain however caused. Any renter must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

### PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the landlord. Photographs may depict items which are not included in the let. Consult a solicitor on aspects relating to tenure/property details.