

# FOLKLANDS

A row of three-story brick houses with bay windows and colorful doors. The houses are built with yellow and red bricks. The central house has a blue door and a red door. The bay windows are white with decorative columns. The sky is blue with some clouds.

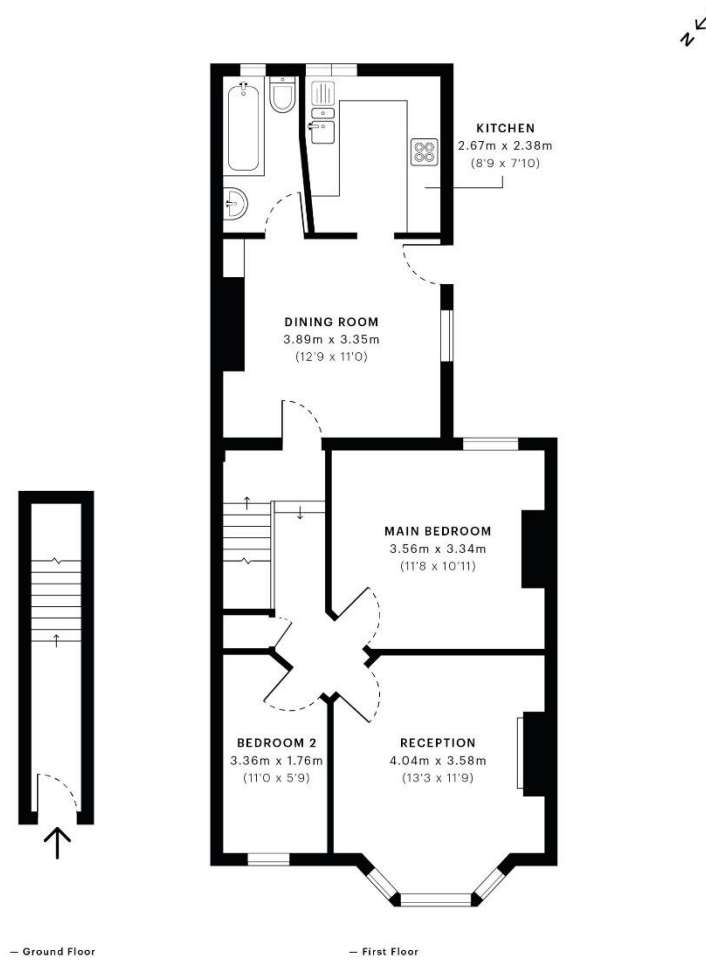
ARCHER ROAD, SOUTH NORWOOD

GUIDE PRICE £320,000









GROSS INTERNAL AREA (GIA)  
The footprint of the property  
67.14 sqm / 722.69 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
60.45 sqm / 650.68 sqft

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

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
0.00 sqm / 0.00 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 in the scan.

IPMS 3B RESIDENTIAL 64.40 sqm / 693.20 sqft  
IPMS 3C RESIDENTIAL 60.73 sqm / 653.69 sqft

SPEC ID 5f8f26cafa28c07069181f4

- ❖ TWO/ THREE BEDROOM
- ❖ FIRST FLOOR MAISONETTE
- ❖ PRIVATE ENTRANCE
- ❖ PRIVATE SECTION OF REAR GARDEN
- ❖ SHARE OF FREEHOLD
- ❖ LOFT ROOM WITH VELUX WINDOWS
- ❖ 0.4 MILES FROM NORWOOD JUNCTION STATION
- ❖ 0.2 MILES FROM THE LOCAL TRAM STOP
- ❖ SCOPE TO FULLY LOFT EXTEND (STPP)
- ❖ EPC EER D

A well-presented two/ three-bedroom first floor maisonette situated on this popular residential road, conveniently located only 0.4 miles from Norwood Junction station and 0.2 miles from the local tram stop.

This spacious property enjoys flexible accommodation, has a large loft room with ladder access & Velux windows, is fully double glazed and enjoys a recently fitted composite front door. Additionally, the property benefits from a combi-boiler, has a share of freehold, and ample eaves storage space.

The accommodation comprises two bedrooms, a bay-fronted living room/ second double bedroom, a reception room with direct access to the rear garden, a three-piece bathroom suite, and a stylish fitted kitchen. Externally, the property benefits from a private section of Southerly facing rear garden.

Furthermore, this property sits within an easy reach of a wide range of local amenities on Portland Road and only a short walk from the open green spaces of South Norwood Country Park. In our opinion this property would make an excellent first time buy or long-term investment.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 71   c    |
| 55-68 | D             | 58   d  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |