



Lancaster Road, SE25
£309,950

0208 702 9333
pedderproperty.com

pedder



In general

- Two bedroom period conversion
- Private entrance
- No onward chain
- Open-plan kitchen with breakfast bar
- Convenient location
- Neutrally decorated throughout

In detail

A light, bright, and neutrally decorated two bedroom period conversion available for sale with no onward chain.

This well proportioned accommodation forms part of a detached Victorian building and is accessed via a private entrance to the side. The living space extends to 19ft 6 with a large double-glazed bay window (with a south-westerly aspect) and is socially open-plan to a well proportioned kitchen with plenty of work and storage space, as well as a sit-up breakfast bar. Other notable features include a separate utility room, a modernised bathroom, and a lawned communal rear garden which offers an outside space to relax on sunny summer days.

Lancaster road is conveniently positioned nearby Norwood Junction rail station (11 mins to London Bridge) and is convenient for access to central Crystal Palace and the High Street. Also, moments from Norwood Park and Lakes which are perfect for a morning jog or pleasant weekend stroll.

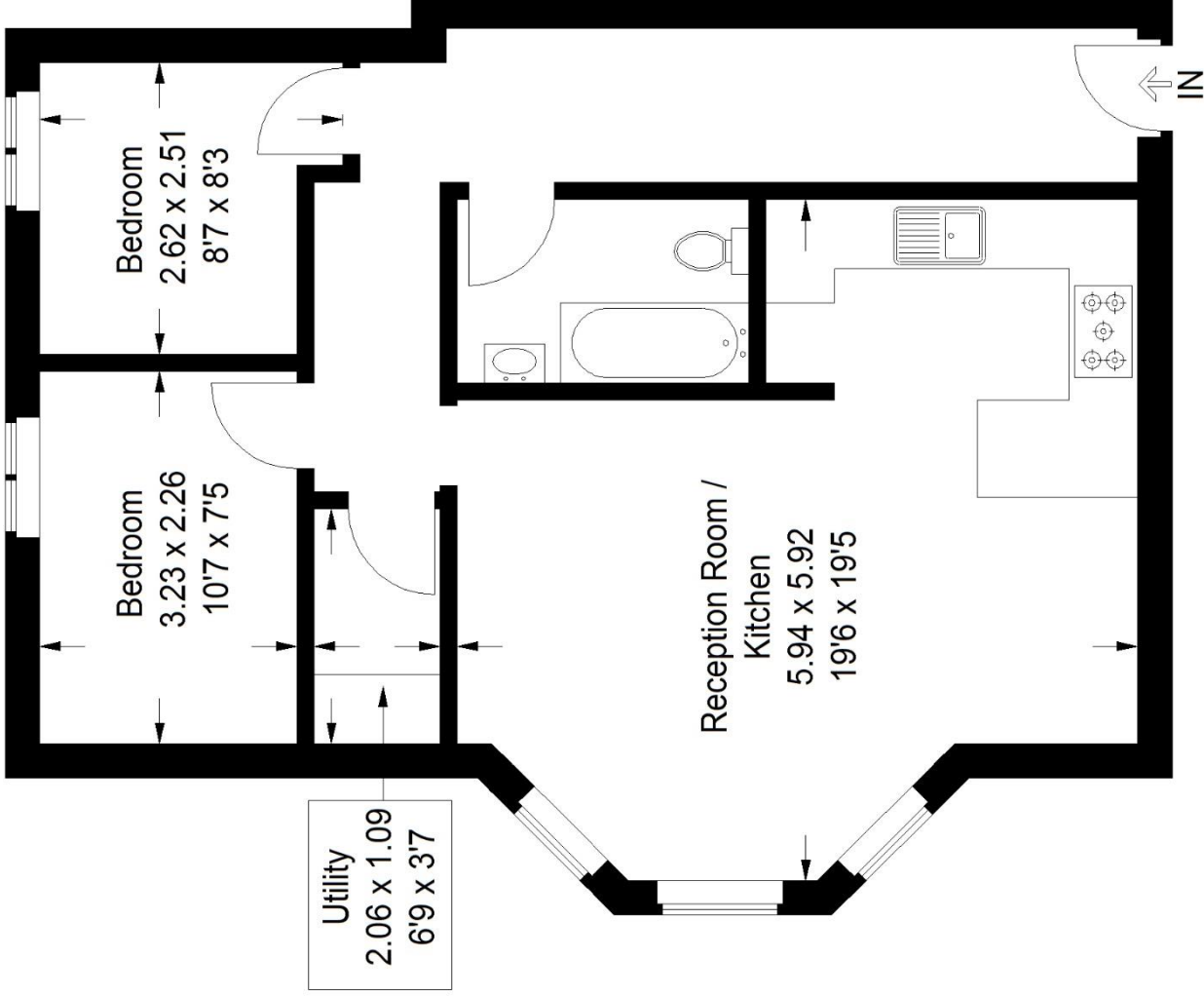
EPC: C | Council Tax Band: C | Lease: 108 years remaining | SC: £1,600 | GR: £200 | BI: Incl in SC



Floorplan

Lancaster Road, SE25

Approximate Gross Internal Area
62.5 sq m / 673 sq ft



Basement

Copyright www.pedderproperty.com © 2024

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord