

FOR SALE



Saxon Road, London, SE25

GUIDE PRICE £325,000 Leasehold

2

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Property Description

We are delighted to present this superb two-bedroom ground floor flat boasts a stylish and contemporary design, making it the perfect home for those seeking a modern and comfortable lifestyle.

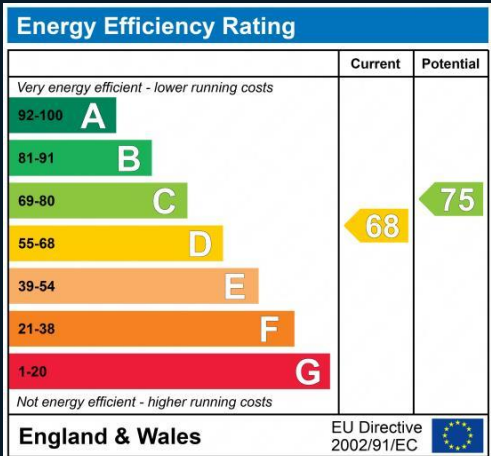
The property comprises two spacious bedrooms, a well-appointed bathroom, and a bright and airy reception room, providing ample space for relaxation and entertainment. The property also benefits from a stunning south-facing garden, perfect for enjoying the sunshine and entertaining guests.

The property is offered chain-free, providing a hassle-free buying experience. The ground floor location of the property provides easy access, making it ideal for those with mobility issues. The leasehold tenure ensures that the property is well-maintained and managed, providing peace of mind to potential buyers.

Conveniently located, the property is within close proximity to essential local amenities, including shops, restaurants, and schools. For commuters, Selhurst Station offers quick and easy connections to London Victoria and London Bridge.

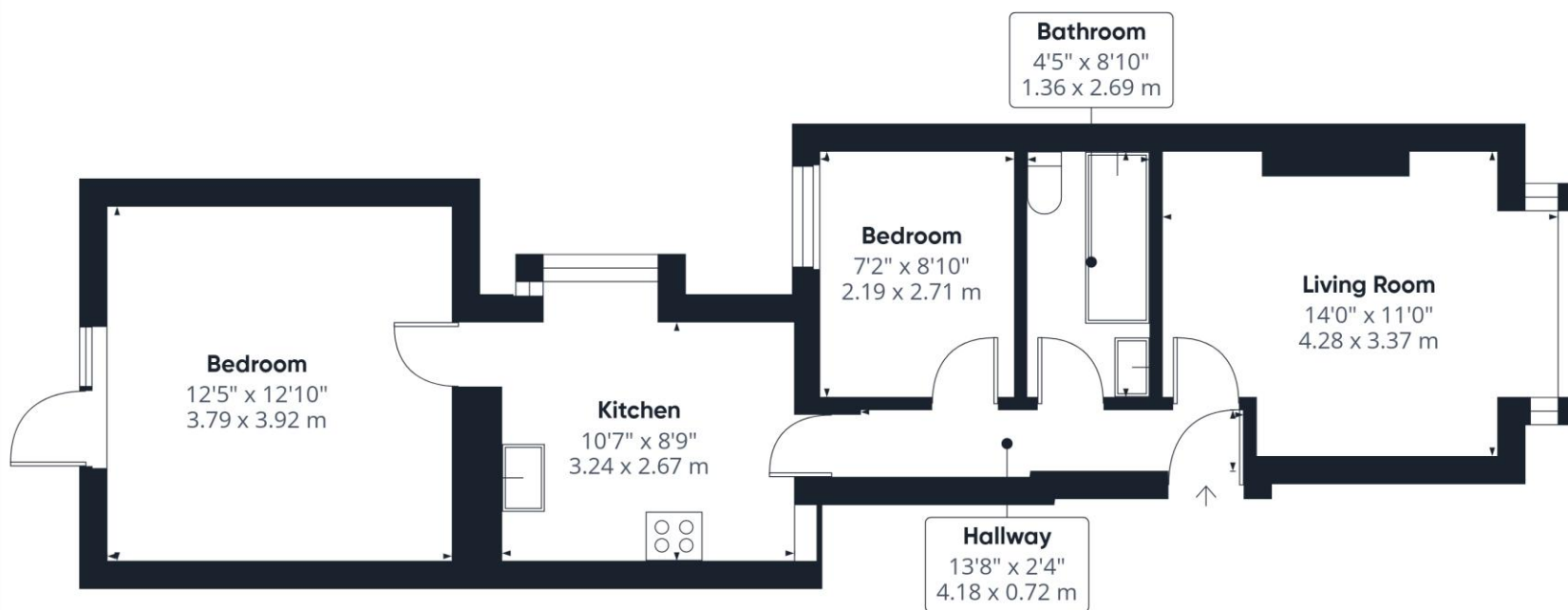
Disclaimer

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Approximate total area⁽¹⁾
543 ft²
50.4 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Material Information

Tenure – Leasehold

Length Of Lease – 999 years remaining

Service Charge – £1000

Council Tax Band – C

Local Authority – Croydon Council



Property Type
Flat (Ground Floor)



Construction Type
Brick



Parking
Street Parking



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Central Gas Heating



Broadband
Standard/ Superfast/
Ultrafast



Mobile Signal
Good Coverage

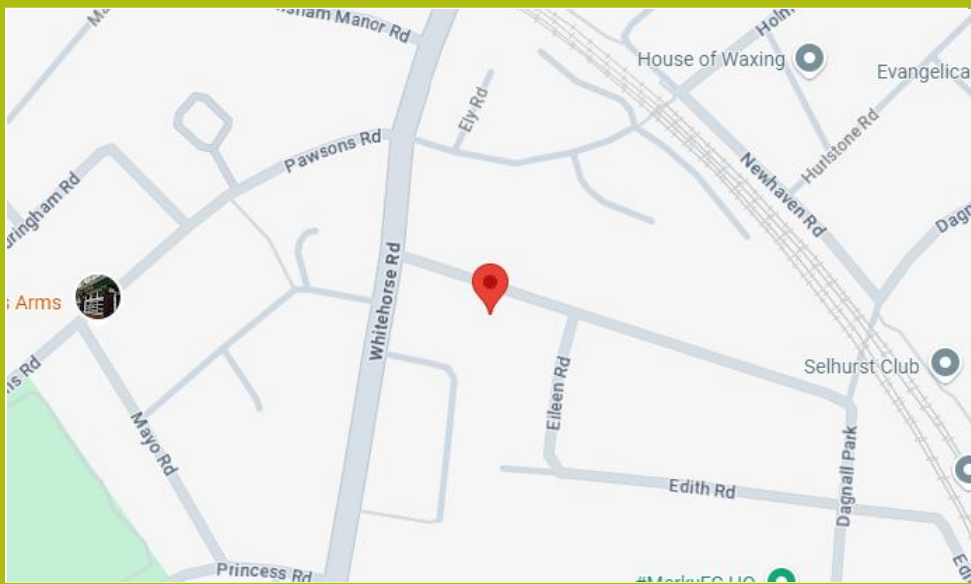


Flood Risk

Has the property been flooded in the past five years: NO
Risk Level: Medium



**Proposed Development
in Immediate Locality?**
None



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889



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