



**Lincoln Close, London SE25 5ET**

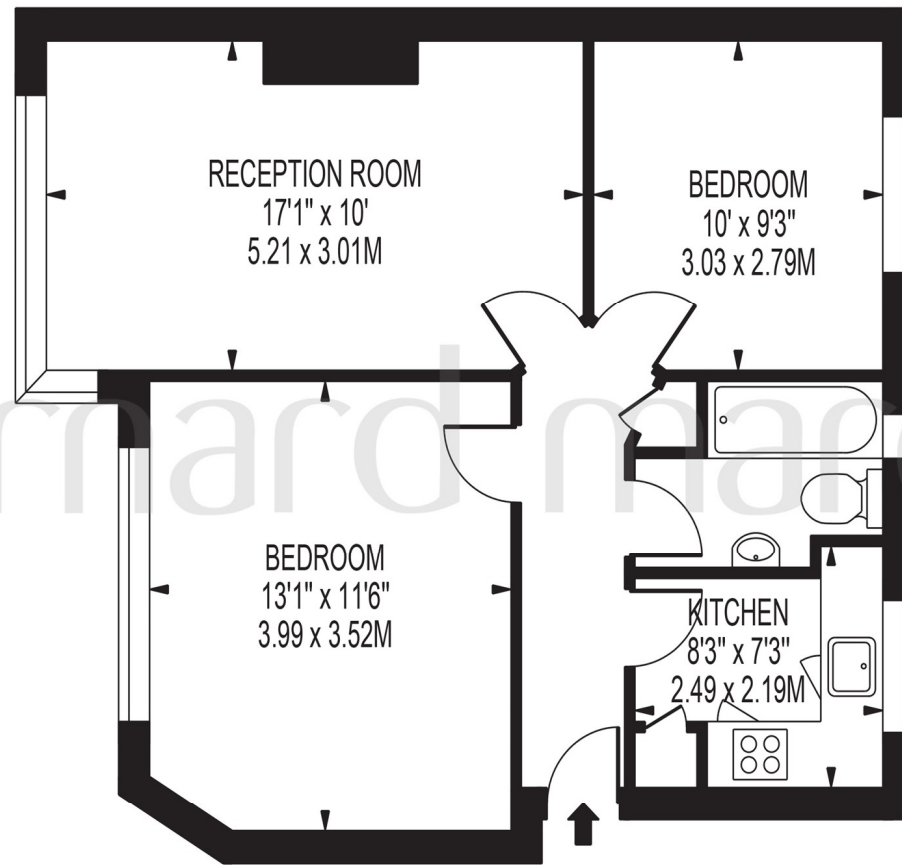
**welcome to**  
**Lincoln Close, London**

A 2 double bedroom ground floor flat - ideal for first time buyers and investors.



## LINCOLN CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 565 SQ FT - 52.48 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

This well presented two bedroom ground floor purpose built flat, offers bright and comfortable living in a convenient location. The property features two generous double bedrooms, including a spacious master bedroom with large windows that flood the room with natural light. The reception room also benefits from ample natural light, creating a warm and inviting atmosphere - perfect for relaxing or entertaining.

The flat further benefits from resident parking and is ideally positioned within walking distance of the tram stop and Ashburton Playing Fields, offering green open spaces just moments away. There are also excellent transport links, with nearby bus connections to East Croydon Station and Norwood Junction, providing easy access to local amenities, shops, and central London.

This property would make an ideal purchase for first-time buyers seeking a comfortable starter home or investors looking for a well-located rental opportunity.

**welcome to**

## **Lincoln Close, London**

- 2 Double Bedrooms
- Resident Parking
- Close Transport Links
- Local Green Spaces
- Bright and Airy

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: B Service Charge: 2400.00

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £250,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/CRY113145](https://barnardmarcus.co.uk/Property/CRY113145)



Property Ref:  
CRY113145 - 0002

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