



Lincoln Close, London SE25 5ET

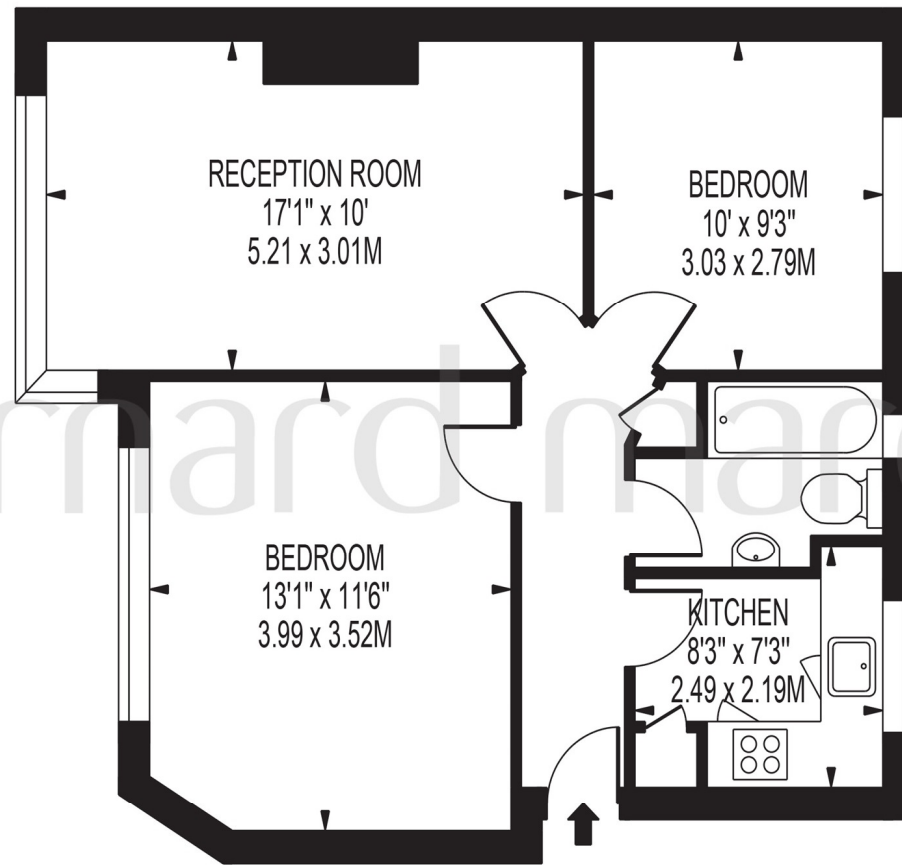
welcome to
Lincoln Close, London

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.
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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: C

Council Tax Band: B Service Charge: 2400.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 29 Sep 1984. Should you require 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



Property Ref:
CRY113145 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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