

Holmesdale Road, London, SE25 6HX



Flat

- Character Conversion Flat
- Two Bedrooms
- Gas Central Heating With Radiators
- Fitted Kitchen With Oven & Hob
- Convenient For Transport & Amenities
- Top Floor Position
- Tree Lined Side Road With Selhurst Park Being Local
- Some Double Glazing
- A Bathroom With Coloured Suite
- Should Be Viewed Internally To Be Appreciated

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Charming two-bedroom top-floor character conversion flat in a tree-lined side road, offering the perfect blend of convenience for both transport and local amenities. With its warm and welcoming ambiance, this is a must-see to truly appreciate its unique appeal. The thoughtful design and layout of this home makes it a true gem. The flat has a lovely bright and airy kitchen with a range of wall and base units, two bedrooms, a good sized living room and fully fitted bathroom. Its location is a commuter's dream, being conveniently positioned for access to various transportation options. You'll find Norwood Junction BR/Overground Station and Selhurst BR Station within easy reach, making your daily commute a breeze. Additionally, local buses and the tram link at Harrington Road offer excellent connectivity. Residents will also benefit from the presence of two large supermarkets, Aldi and Sainsbury's, within close proximity, making grocery shopping a hassle-free experience. South Norwood High Street adds to the appeal of this locale, offering an array of unique shops and inviting cafes, ideal for leisurely strolls and casual outings. Early viewing advised.

Tenure: Share of Freehold Lease term: 125 years from the 1st of January 2006
 Service charge: On an as and when basis Ground rent: No ground rent payable
 EPC Rating: D Croydon Council Tax Band: B

We carry out best endeavours to make our marketing material accurate and reliable, however they do not form part of any contract and is not to be relied upon. Council tax and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

For broadband and mobile phone coverage at the property in question please visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage> and <https://checker.ofcom.org.uk/en-gb/mobile-coverage> respectively.

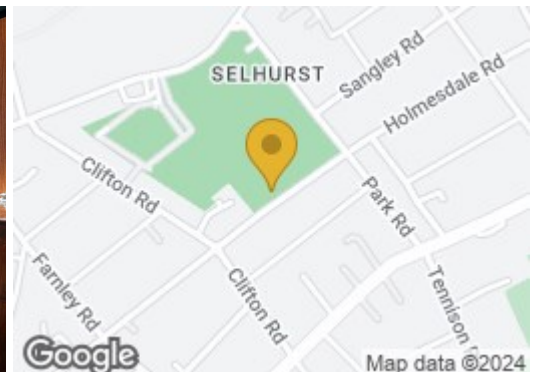
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Approximate Area = 677 sq ft / 62.9 sq m
 For identification only - Not to scale



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Home Castle. REF: 1050085

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Whilst you are at liberty to use any firm of solicitors of your choice, Homecastle can, if requested, recommend solicitors.

If you choose Cook Taylor Woodhouse solicitors from our list, Homecastle will receive a £150 referral voucher.

If you require clarification on any point please contact us particularly if travelling some distance to view. All services appliances, fittings and central heating etc (if applicable) have not been tested by our company. Measurements are taken by laser tape to the widest point of the room, are approximate and may be subject to a margin of error. Lease, ground rent, maintenance and garden details (if applicable) cannot at present be relied upon as being correct. We are awaiting clarification from the vendor's solicitors. The description of this property is only the opinion of our Company.