

2 Auckland Road, London, SE19 2DL



£475,000



Flat - Purpose Built

- Spectacular split level purpose built penthouse
- Two bedrooms
- Underfloor heating & Entry Phone
- Private balcony & Parking
- Mezzanine area over living area
- Overlooking Norwood Lake & park land
- Two designer style bathrooms (one en-suite)
- On the Crystal Palace/Norwood Lake Borders
- Designer style kitchen area
- No Onward Chain, We Hold Keys

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A TRULY OUTSTANDING and EXTREMELY WELL PRESENTED split level purpose built penthouse apartment in an unrivalled position looking directly over the historic NORWOOD LAKE. The property is situated on the Norwood Lake/Crystal Palace borders and simply must be viewed internally to be appreciated as is an absolute credit to its present owners. Presented to the market in our opinion in attractive and good decorative order, comprising THREE BATHROOMS (one of which is an en-suite, a further shower room and family bathroom!), two bedrooms, gas central heating with underfloor heating to the ground level, an entry phone along with double glazing which completes the specification. The living area leads into a fully fitted designer kitchen area. An unusual particularly attractive feature is the mezzanine that is above the living room and offers a multitude of possible uses as a second reception area. There is OFF ROAD PARKING. In terms of transport there are bus routes nearby and Norwood Junction BR/Overground with its frequent trains to London serves the area. South Norwood itself has been mentioned in the press as "property hotspot" and the famous Crystal Palace "triangle" has an eclectic mix of shops and cafes. In our opinion it is rare that a property of this quality comes onto the open market. Early viewing advised. Photographs taken before the tenants occupied the flat.

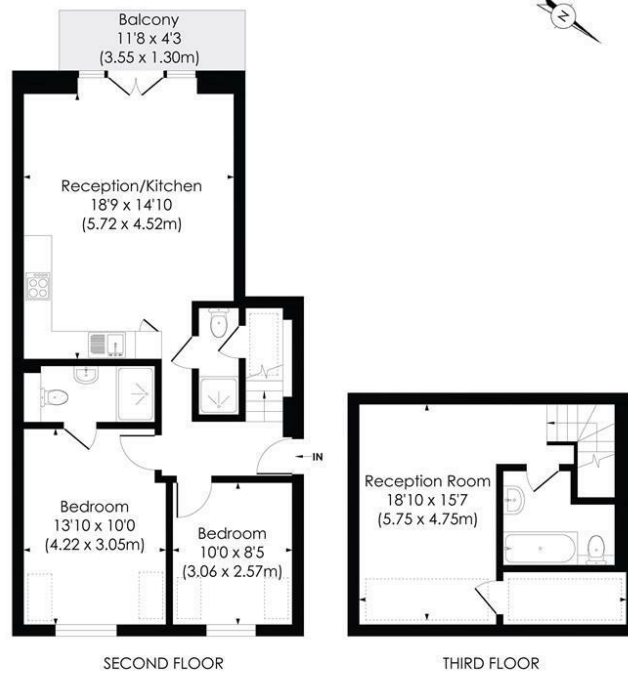
Tenure: Leasehold | Lease term: 125 years from 1 January 2010 | Ground rent: £250 PA

Service charge: £677.67 (6 monthly)

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. Any buyers are advised to seek verification from their solicitor or surveyor. For broadband and mobile phone coverage at the property in question please visit: <https://checker.ofcom.org.uk/>

AUCKLAND ROAD, SE19

Approx. Gross Internal Floor Area
1008 Sq. ft/93.61 Sq. m

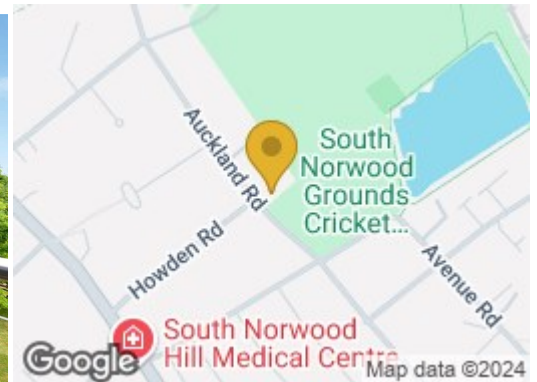
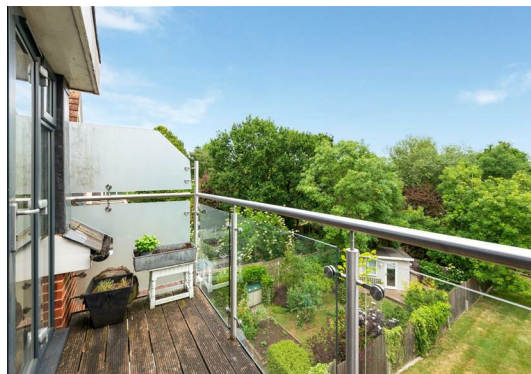


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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(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.