

Holmesdale Road, London, SE25 6HX



£310,000



Flat - Conversion

- A Character Conversion Flat
- Tree Lined Side Road With Selhurst Park Being Local
- Gas Central Heating With Radiators
- Contemporary Bathroom
- Convenient For Transport & Amenities
- Three Bedrooms
- Double Glazing
- Fitted Kitchen/Breakfast Room With Oven & Hob
- In Our Opinion Is Deceptively Spacious
- The Vendor Informs Us Can Be Sold With Or Without The Tenants

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This charming character three-bedroom conversion flat situated in a tree-lined side road. The location is highly accessible, with excellent transport links and a range of amenities in close proximity. The interior boasts a particularly appealing fitted kitchen/breakfast room, designed to marry functionality with modern aesthetics and the contemporary bathroom adds a touch of sophistication. Deceptively spacious, the property provides ample room for comfortable living and benefits from having double glazing and gas central heating with radiators. The current owner offers the flexibility of selling the property with or without tenants in situ, providing an attractive option for both investors and those looking for a new home. Transport is a breeze with local bus routes at your doorstep, and the Selhurst BR and Norwood Junction BR/Overground Stations serving the area efficiently. Residents can explore the vibrant South Norwood High Street, which hosts an eclectic mix of shops and cafes, adding to the allure of the neighbourhood. Early viewing is advised; don't miss the opportunity to make this inviting three-bedroom conversion flat your new home.

Tenure: Leasehold Lease term: 125 years from 1st January 2006

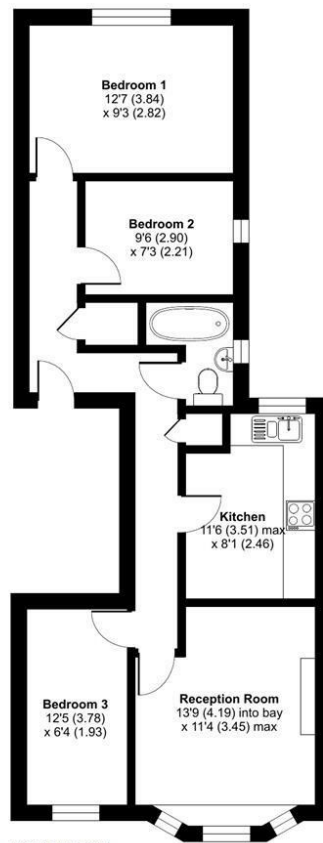
There is no service charge or ground rent, only leasehold insurance which is approximately around £350 per annum. EPC Rating: C Croydon council tax band: B

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/>

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Approximate Area = 678 sq ft / 63 sq m
For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Home Castle. REF: 1061252

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	80
(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.