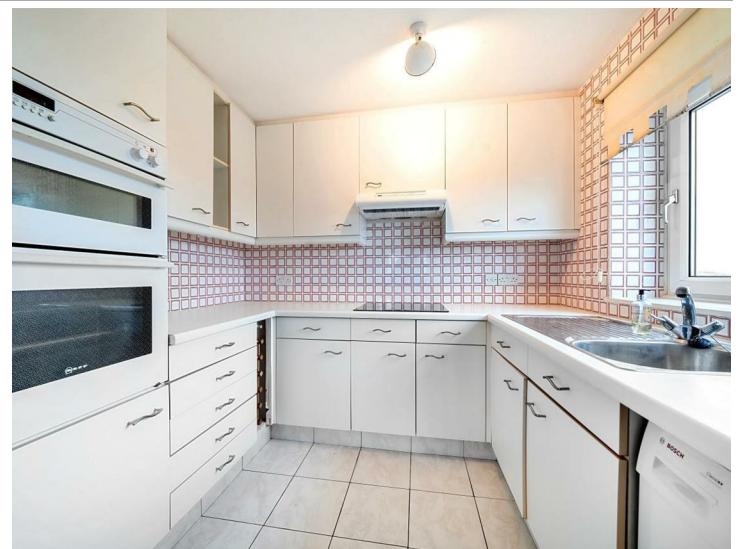


Avenue Road, London, SE20 7RZ



## Flat - Purpose Built

- Probate Sale By Order of The Solicitors
- Electric Heating (Not Tested)
- Requires some Modernisation
- Double Glazing, Lift & Entry Phone System
- No Onward Chain - We Hold Keys
- One Bedroom Purpose Built Flat
- Impressive Extensive Shared Grounds
- Placed On The Fifth Floor With Panoramic Views
- Parking
- In Our Opinion Offers Opportunity & Potential

# Avenue Road, London, SE20 7RZ

A contemporary one-bedroom flat nestled in a side road, boasting a fifth-floor position within a modern residential development, offering breathtaking panoramic views. This is a probate sale by order of the solicitors. Benefits include allocated parking along with an outdoor storage facility, entry phone system, there is double glazing, a fitted kitchen with oven & hob, and the bathroom encompasses a separate WC for added convenience. A stand out feature is the large and impressive communal grounds which simply must be viewed internally to be appreciated. Whilst in need of modernisation, the property presents in our opinion opportunity and potential. We hold keys and there is no onward chain. Transport links are provided by Anerley and Penge West stations which offer Southern services and the Overground and also Penge East and Kent House stations, with South East services and the Thames Link. There are also local bus routes and shops and amenities nearby. Early viewing advised.

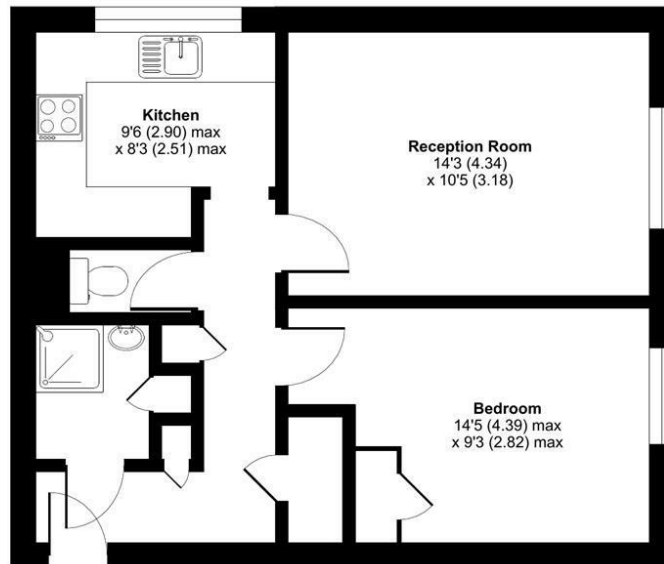
Tenure: Leasehold - Lease term: 999 years from 3rd March 1983 (In excess of 900 years)  
 Service charge: £3,324.15 (01/01/24 - 31/12/24) -The solicitor informs us no ground rent  
 Bromley council tax band B: £1,431.81

We carry out best endeavours to make our marketing material accurate and reliable, however they do not form part of any contract and are 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/>

## Deverill Court, Avenue Road, London, SE20

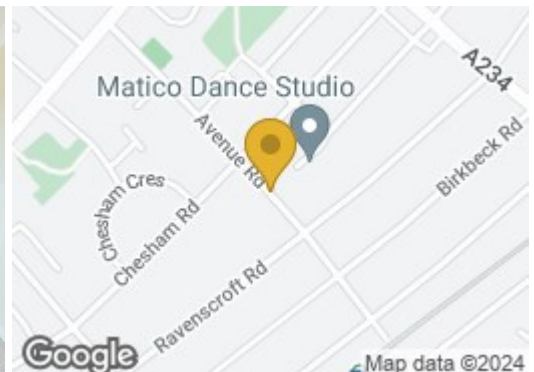
Approximate Area = 490 sq ft / 45.5 sq m  
 For identification only - Not to scale



FIFTH FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Home Castle. REF: 1063061

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>75</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.