

Park Road, London, SE25 6LA



No Offers £210,000



Flat

- CASH BUYERS ONLY " SOLD AS IS"
- First floor character conversion flat
- Double glazing
- Refitted kitchen & Refitted bathroom
- In our opinion offers opportunity & potential
- Short lease 64 years approximately
- Two bedrooms
- Gas central heating with radiators
- Does require some work
- Conveniently situated for shops, amenities & transport

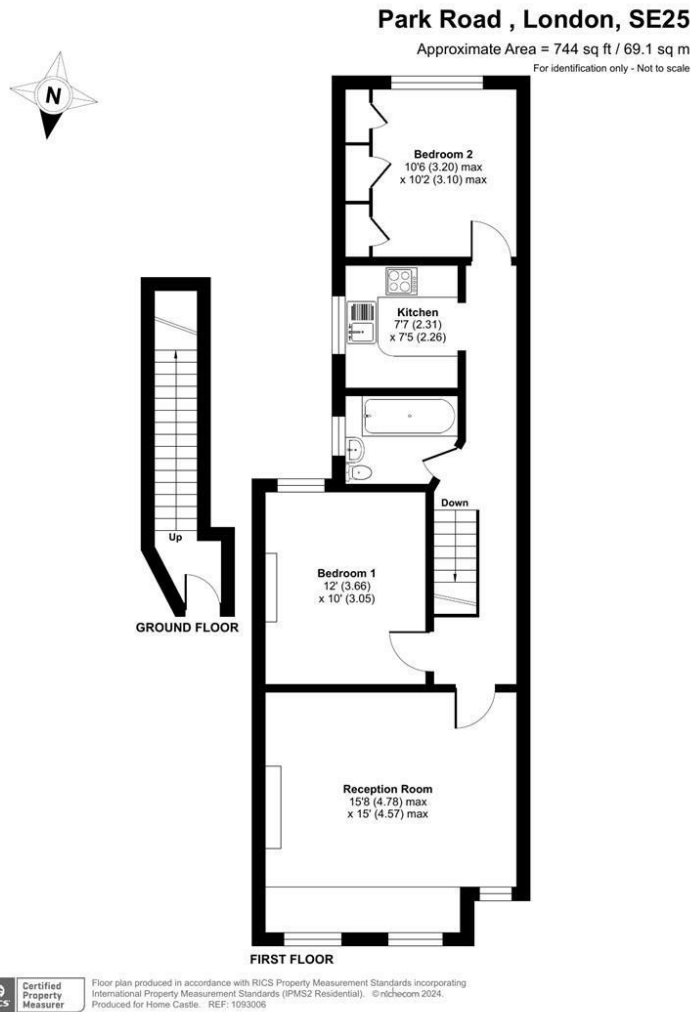
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Attention investors and developers: Here's an enticing opportunity for CASH BUYERS ONLY - a first-floor, two-bedroom character conversion flat boasting significant potential despite its short lease of approximately 64 years. The property features gas central heating with radiators, double glazing and a refitted kitchen and bathroom. While some additional work is required, this property offers ample opportunity for enhancement and growth. Located for convenience being within close proximity to the high street, various amenities and is opposite Selhurst Football Stadium. Local buses and Norwood Junction BR/Overground Station offering frequent trains to London, make it an attractive prospect for commuters. Properties with such potential are in high demand.

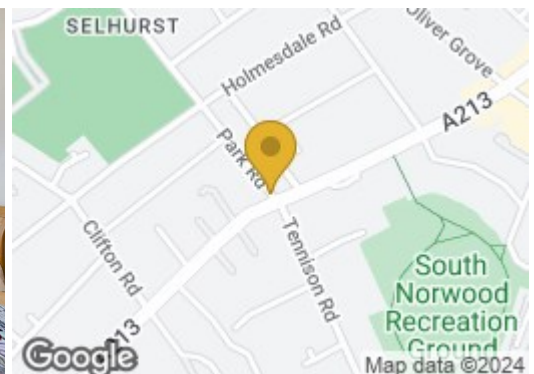
Tenure: Leasehold - Lease term: 99 years from the 24th June 1989 - Service charge - £118.80 PER MONTH Ground rent: £150.00 (RISING TO £200 PLUS ADDITIONAL RENT) (LEASEHOLD ADVISORY CALUATION FOR A LEASE EXTENTION COST IS APPROXIMATELY £36,000 PLUS COSTS, PLEASE SEEK LEGAL ADVICE IN THIS RESPECT AS THIS IS A GUIDE ONLY) - EPC rating: D - Croydon Council tax band C: £1,990.72 - If required parking permits are available from the Council, there may be additional costs associated with this. Please make your own enquiries with the Council in this regard.

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.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	66
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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.