

Farnley Road, London, SE25 6PA



## Flat - Conversion

- First and Second Floor Conversion Flat
- Edge of The Dagnall Park Area
- Split Level Design
- Gas Central Heating With Radiators
- Bathroom In White
- Tree Lined Side Road
- Two Bedrooms
- Double Glazing
- Fitted Kitchen Area With Oven & Hob
- We Hold Keys

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We are very pleased to offer to the market this impressive split-level first and second floor conversion flat which is spacious, light and airy throughout. Situated on the highly sought-after end of Farnley Road on the edge of the Dagnall Park area. The communal hallway is very well presented and has automatic passive lighting. There is a generous sized living room exuding natural light, which seamlessly integrates into an open-plan fully fitted kitchen. The open layout of the property enhances the sense of space and flow, creating a welcoming atmosphere. The bathroom fitted with a white suite is of a contemporary style and the second bedroom is of a good size. Its split-level layout leads up to the master L-shaped large bedroom which cleverly utilizes extra storage space in the eaves. Benefiting from a share of freehold, this property provides flexibility and stability. Whether you prefer purchasing with the current tenant in situ or without, this option is available. Selhurst BR and Norwood Junction BR/Overground Station conveniently serves the area, providing excellent transport links into London. Additionally, there are local bus routes offering further accessibility. Early viewing is advised.

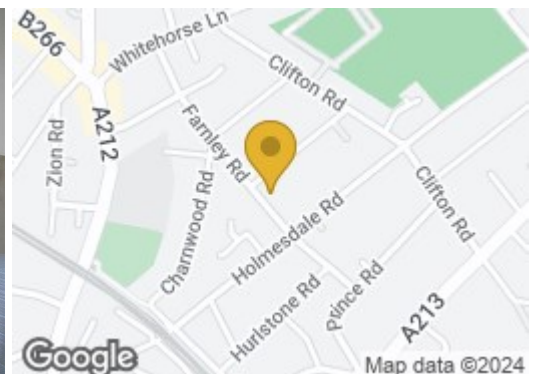
Tenure: Share of freehold | Lease term: 125 YEARS FROM 1ST OF JANUARY 2007 | Service charge: As & When Basis | Ground rent: Peppercorn | EPC rating: D | Croydon Band: C | Water is metered

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 |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 58                      | 66        |
| (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.