

Warminster Road, London, SE25 4DQ



## Flat - Purpose Built

- Hall Floor One Bedroom Conversion Flat
- Convenient For Norwood Junction BR/Overground Station
- Long Lease 200 Years
- Fully Fitted Kitchen With Separate Utility Room
- Placed In A Side Road
- No Onward Chain - We Hold Keys
- Sought After Norwood Lake Area
- Imposing Victorian Character Building
- Must Be Seen Internally To Be Appreciated
- Gas Central Heating With Radiators & Double Glazing

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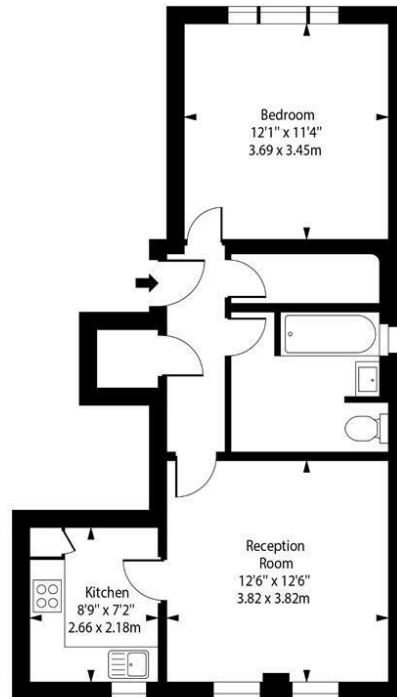
Welcome to this stunning Victorian-style property, a true gem nestled in a sought-after location near Norwood Lakes. This one-bedroom hall level conversion boasts a perfect blend of timeless elegance and modern convenience. Upon entering, you're greeted by a light and airy ambiance, a testament to the recent renovation that has revitalized every corner of this home. One of the highlights of this property is the fitted kitchen, exuding both functionality and charm, complemented by a separate utility area for added convenience. The refitted bathroom features a tasteful three-piece suite, adding a touch of luxury to your daily routines. With a long lease ensuring peace of mind, this property also offers off-street parking on a first-come, first-served basis, a rare find in this desirable area. For commuters, the proximity to Norwood Junction BR/Overground Station and local bus routes provides excellent connectivity options. In summary, this impressive Victorian-style property combines historic charm with contemporary comfort, making it a rare and coveted find in a prime location.

Tenure: Leasehold - New lease of 200 years - Service charge: £797.75 (payable half yearly 1st of January - 30th June 2024) - EPC Rating C - Croydon Council Tax Band B - Ground Rent: Peppercorn.

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/>

## Raised Ground Floor



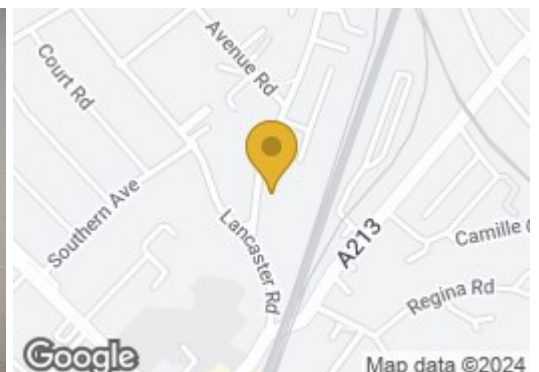
Total Internal Area  
48.77 sq.m (525 sq. ft.)



FOR ILLUSTRATIVE PURPOSES ONLY

Whilst every attempt has been made to ensure the accuracy of this floor plan contained here, we cannot take any responsibility for any errors

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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.