

Warminster Road, London, SE25 4BD



## Flat - Purpose Built

- Two Bedroom Purpose Built
- Norwood Lake Area
- Bedroom With En Suite Bathroom
- Communal Grounds
- Norwood Junction BR/Overground Station Serves The Area
- Ground Floor Flat
- Long Lease
- Separate Shower Room
- Communal Parking

# Warminster Road, London, SE25 4BD

Presenting a charming ground floor purpose-built flat located on Warminster Road in the desirable Norwood Lake area of London. This delightful property boasts two bedrooms, one of which features an en-suite bathroom, along with an additional separate shower room for added convenience. With a spacious 652 sq. ft of living space, this flat offers a comfortable and inviting atmosphere. The property includes a reception room perfect for entertaining guests or relaxing after a long day. The Norwood Junction BR/Overground Station conveniently serves the area, providing easy access to transportation links for commuting or exploring the city. Furthermore, this flat comes with the added benefit of communal grounds and parking, ensuring a pleasant outdoor space and hassle-free parking for residents. Don't miss the opportunity to make this vacant flat your new home in this sought-after location.

Tenure: Leasehold Lease term: new lease of 900 years Service charge: £1662.84 pa (£138.57 per month) Ground rent: £20.00 pa EPC rating: C Croydon Band: C

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.



Ground floor  
60.6 sq.m. (652 sq.ft.) approx.

TOTAL FLOOR AREA: 60.6 sq.m. (652 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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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>	<b>73</b>	<b>77</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.