

Kings Road, London, SE25 4ES



## Flat - Conversion

- Conversion Flat
- One Bedroom
- Double Glazing
- Kitchen With Breakfast Bar
- Share Of Freehold
- Ground Floor Position
- Placed In a Tree Lined Side Road
- Gas Central Heating With Radiators
- Own Private Garden With Direct Access
- No Onward Chain

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Nestled in a side road, this delightful one-bedroom ground floor conversion flat presents a perfect blend of comfort and convenience. The highlight of this property is the welcoming kitchen featuring a stylish breakfast bar that beautifully separates dining from the living area. One of the standout features of this flat is the exclusive private garden with direct access - a rare and highly sought-after amenity. In addition, the property boasts a share of the freehold, offering added security and peace of mind for homeowners. This property is a dream for those seeking a hassle-free purchase as it comes with no onward chain, promising a smooth and straightforward transaction. When it comes to commuting and exploring the area, the locality benefits from convenient local bus routes along with Norwood Junction BR/Overground Station which is also within easy reach with its frequent train services to London. Nature enthusiasts will appreciate the nearby Betts Park, a renowned beauty spot that offers a serene escape. Notably, it hosts the last remaining section of the historic Croydon Canal, adding a touch of history to the local charm.

Tenure: Share of Freehold | Lease term: 199 years from the 25th of March 1990  
 Service charge: Vendor informed us no service charge payable (as & when basis)  
 No ground rent payable  
 EPC Rating: D | London Borough of Croydon Band B

### BUYERS PLEASE NOTE BELOW:

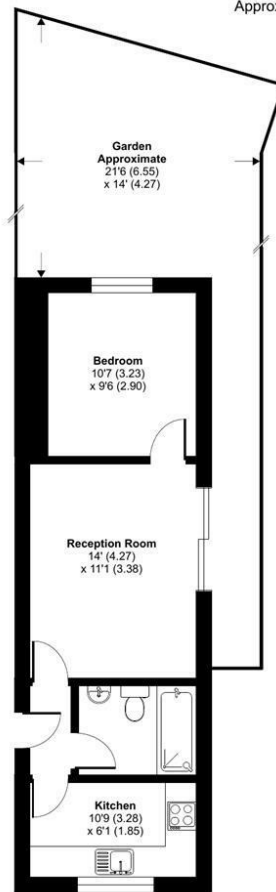
We carry out best endeavours to make our marketing material accurate and reliable, however they do not form part of any contract and is not to be relied upon. Council tax and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and 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.

## Kings Road, London, SE25

Approximate Area = 366 sq ft / 34 sq m

For identification only - Not to scale



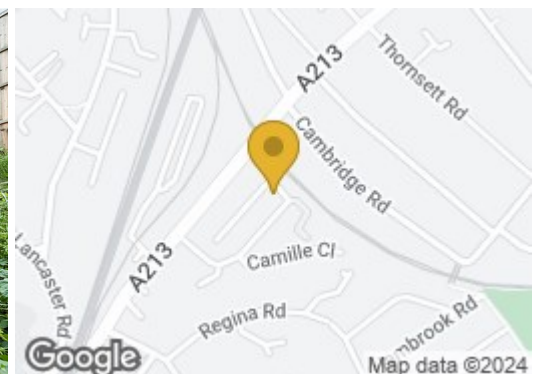
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Home Castle. REF: 1048054

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.