

Dickensons Lane, London, SE25 5HJ



## Maisonette

- "Charming" compact maisonette
- Situated in a cul-de-sac
- The Tram Link & Leisure Centre are local
- Double Glazing
- Fitted Kitchen with oven & hob
- Two Bedrooms
- Near to Woodside Green
- Norwood Junction BR/Overground Station serves the area
- Gas Central Heating with Radiators
- Tiled Bathroom in white

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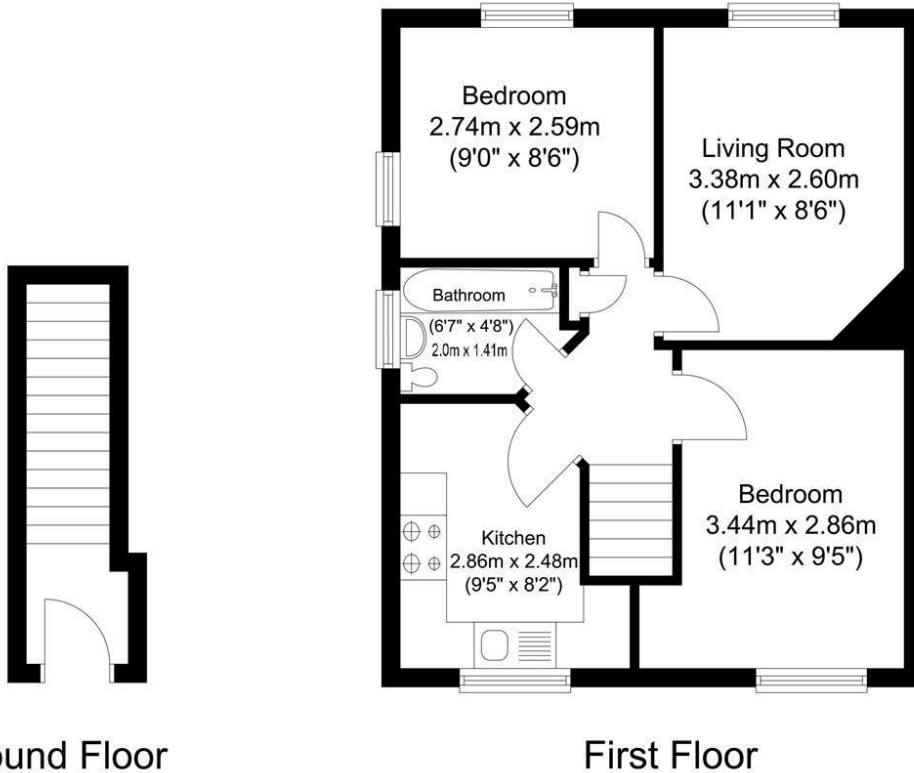
Located on Dickenson's Lane in a charming cul-de-sac, this delightful two-bedroom first-floor purpose-built maisonette is a gem waiting to be discovered. Offering a perfect blend of comfort and convenience. Stepping inside, you are greeted by a bright and airy living room which has recently been repainted and is ideal for relaxing or entertaining guests. There is a separate kitchen fully fitted with a range wall and base units and bathroom in white offering a modern touch to the traditional charm of the maisonette. Conveniently situated with easy access to Woodside Green, Lower Addiscombe Road, and Portland Road, you'll find yourself immersed in the vibrant local community. With Norwood Junction BR/Overground Station nearby, commuting to work or exploring the city couldn't be easier. This property comes with the added benefit of no onward chain, making the transition to your new home seamless. Don't miss out on the chance to make this charming maisonette your own - book a viewing today and step into a world of comfort and convenience in the heart of South Norwood.

Tenure: Leasehold - Lease term: 189 years from 25 December 1981 - The property is insured separately by the vendors. EPC Rating: D - Croydon council tax band: B - Service charge: as & when basis - Ground rent: peppercorn - Restricted school cameras between 8am-9:30am and 2pm - 3:30pm

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/>



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Ground Floor

First Floor

Total area: approx. 41.53 sq. metres (447.02 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			77
(69-80) <b>C</b>		60	
(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.