

Cantley Gardens, London, SE19 2SD



Maisonette

- Outstanding Contemporary Maisonette
- The Norwood Lake Area
- Electric Heating
- Large Split Level Design
- Attractive Family Bathroom In White
- Three Bedrooms
- Double Glazing
- Own Private Balcony
- Impressive Refitted Kitchen/Breakfast Room
- Crystal Palace Is Local With Shops, Cafes & Restaurants

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This outstanding contemporary three-bedroom maisonette is a gem nestled in the sought-after Norwood Lake area. As you step into this split-level design property, you are greeted by a spacious reception room leading onto its own private balcony where you can enjoy the views of the surrounding area. The impressive refitted kitchen/breakfast room is a culinary delight and the attractive bathroom in white adds a touch of elegance to the property. With three cosy bedrooms, there is ample space for a growing family or for those who enjoy having a home office. Located near to Crystal Palace BR/Overground station making commuting is a breeze. Additionally, the vibrant Crystal Palace triangle with its array of shops and cafes is just a stone's throw away, offering a plethora of dining and shopping options right at your doorstep.

Tenure: Leasehold - Lease term: In excess of 900 years - Service charge: £1,018.76 Quarterly (23.03.24 - 23.06.24) - EPC Rating E - Croydon Council Tax Band C - Ground Rent: £15.00 PA - THE LEASE PROHIBITS LETTING THE PROPERTY HOWEVER WE ARE INFORMED PROPERTIES IN THE DEVELOPMENT ARE RENTED OUT.

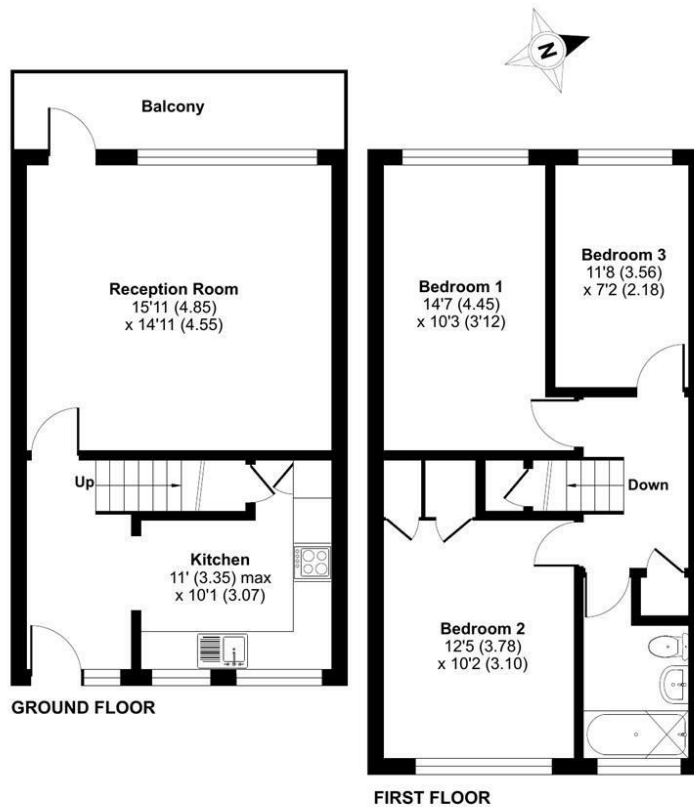
- Car parking may be available (£110 per year) on a rota basis - The lease states no subletting and permission required for the keeping of pets. Underpinning works carried out years ago and are monitored regularly. A small amount of Asbestos found in the "estate" (report available).

We carry out best endeavours to make our marketing material accurate and reliable, however they do not form part of any contract and are not to be relied upon. Any buyers are advised to seek verification from their solicitor or surveyor.

For broadband and mobile phone coverage at the property in question please visit: <https://checker.ofcom.org.uk/>

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Approximate Area = 923 sq ft / 85.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Home Castle. REF: 1132518

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		51	
(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.