

Hambleton Gardens, London, SE25 6BU



Flat - Purpose Built

- Character Style Purpose Built Maisonette
- Two Bedrooms
- Norwood Lakes & Park Land Are Over The Road, To The Other Side Of South Norwood Hill
- Refitted Kitchen/Breakfast Room & Refitted Bathroom
- Own Private Front & Rear Gardens
- Situated On The Ground Floor
- Cul-De-Sac Position
- Double Glazing & Gas Central Heating With Radiators
- Convenient For The High Street With Its Cafes, Shops & Amenities
- Norwood Junction BR/Overground Station Serves The Area Along With Local Bus Routes

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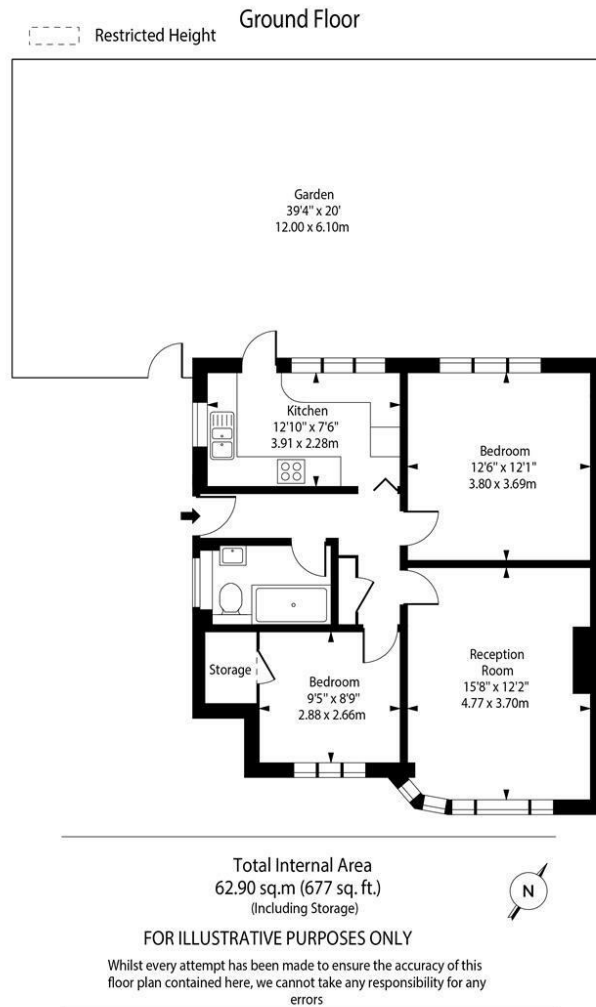
Welcome to this charming two-bedroom purpose-built flat with side entrance located in the desirable Hambleton Gardens, set within a tranquil cul-de-sac. This ground floor maisonette exudes character and style, offering a cosy and inviting living space. The property boasts a recently refitted kitchen/breakfast room, a good-sized living room, and a modern bathroom, ensuring convenience and comfort. One of the highlights of this home is its private rear garden with direct access, complemented by a front garden, providing delightful outdoor spaces to relax and enjoy. Conveniently situated near Norwood Lakes and parkland, you can easily immerse yourself in nature and outdoor activities. Additionally, the proximity to Norwood Junction BR/Overground Station provides excellent transport links for easy commuting around London.

Tenure: Leasehold | Lease term: from and including 24 June 1959 to and including 23 Jun 2148 |

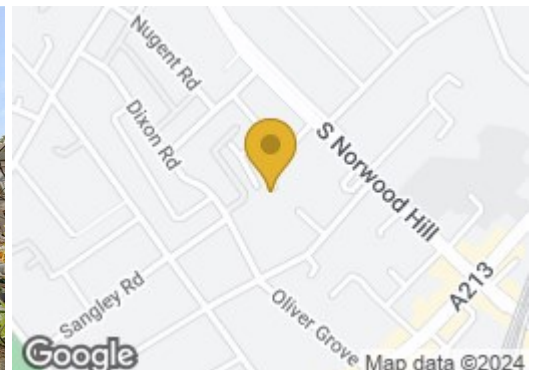
Service charge: vendors informs us as & when basis | No ground rent payable | EPC Rating: C - Croydon Council Tax Band C | Free/unmetered parking on the street/Thames Water meter at property

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. 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/>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	79
(55-68) D			
(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.