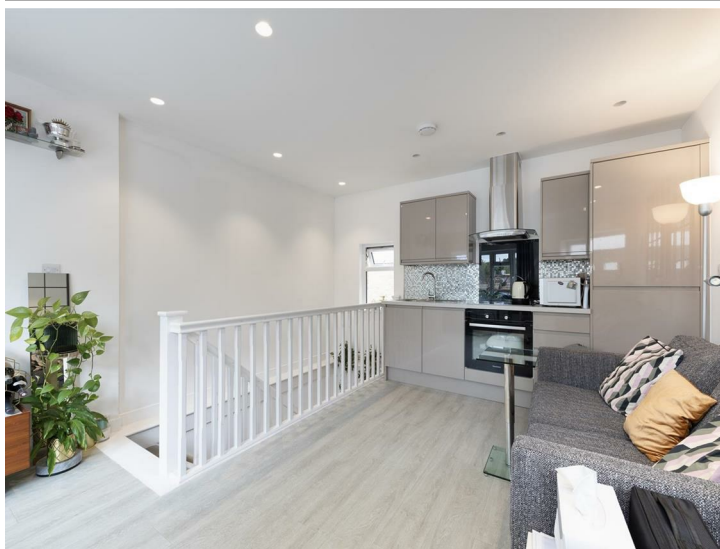


Woodside Road, South Norwood, SE25 5DY



Maisonette

- One Bedroom Ground Floor Maisonette
- Norwood Junction BR/Overground Station serves the area
- Tree lined side Road
- Refitted Bathroom
- The Vendor informs us No Onward Chain
- Underfloor Heating
- Ashburton Park, local Buses and the Tramlink are all local
- Refitted Kitchen with separate utility cupboard
- Must be viewed to be appreciated
- Double Glazing

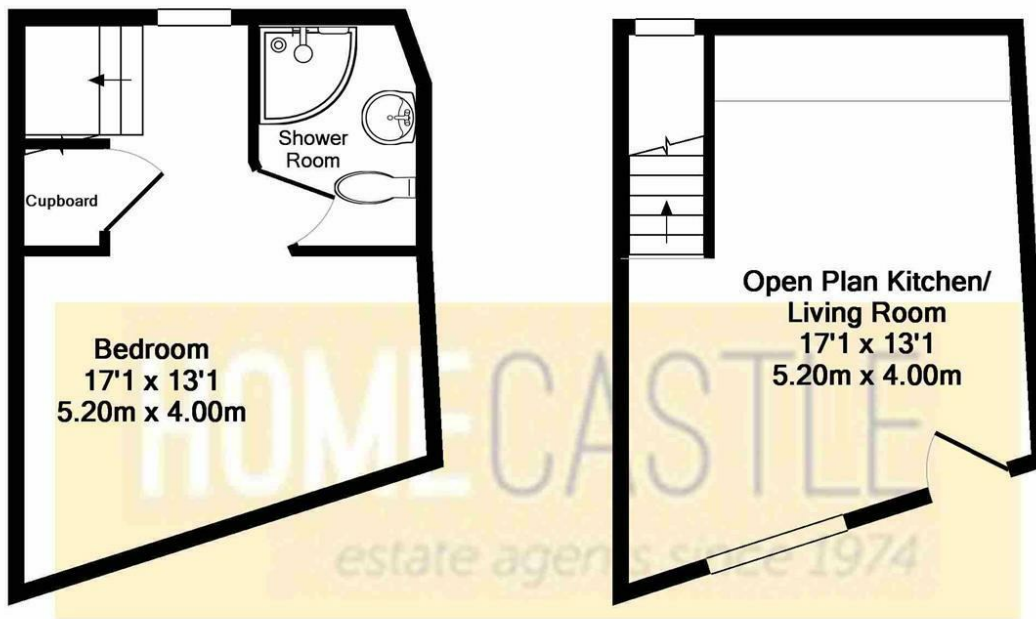
Woodside Road, South Norwood, SE25 5DY

Nestled on the charming Woodside Road in South Norwood, this delightful one-bedroom ground floor Split level conversion maisonette is a true gem waiting to be discovered. The property boasts a range of modern features including underfloor heating and double glazing throughout, ensuring a cosy and energy-efficient living space. Benefits from a refitted kitchen, complete with integrated appliances, perfect for whipping up culinary delights and a separate utility cupboard for the washing machine adds convenience to your daily chores. The refitted bathroom offers a tranquil space to unwind after a long day. Situated on a tree-lined side road near Woodside Green, tranquillity and greenery surround this property. With easy access to the Tramlink, Ashburton Park, local buses, and Norwood Junction Br/Overground station, commuting and exploring the area couldn't be more convenient. Don't miss the opportunity to make this charming maisonette your own and experience the best of South Norwood living.

Leasehold - Lease Term - 125 years from and including 30 May 2018 to and including 29 May 2143 - Service Charges - £200 per annum - Ground Rent - £125 per half year -Buildings Insurance - £298.69 per annum - EPC C - Council Tax Band - B £1,841 - On street Parking, non restricted

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/>



Ground Floor
Approx. Floor
Area 188 Sq.Ft.
(17.5 Sq.M.)

Entrance Floor
Approx. Floor
Area 184 Sq.Ft.
(17.1 Sq.M.)

Total Approx. Floor Area 372 Sq.Ft. (34.6 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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