

Albert Road, London, SE25 4BE



£450,000



House - Terraced

- Contemporary Two Bedroom Freehold House
- In Side Road Which Leads To The Country Park
- Gated Style Development
- No Onward Chain, We Hold Keys
- Own Private Patio Style Garden
- Of Interesting Architectural Design
- Open Plan Living Area With Fully Fitted Kitchen
- Gas Central Heating With Radiators & Double Glazing
- Two Good Sized Bedrooms, One With Own Private Balcony
- Attractive First Floor Bathroom & Additional Downstairs Cloakroom/WC

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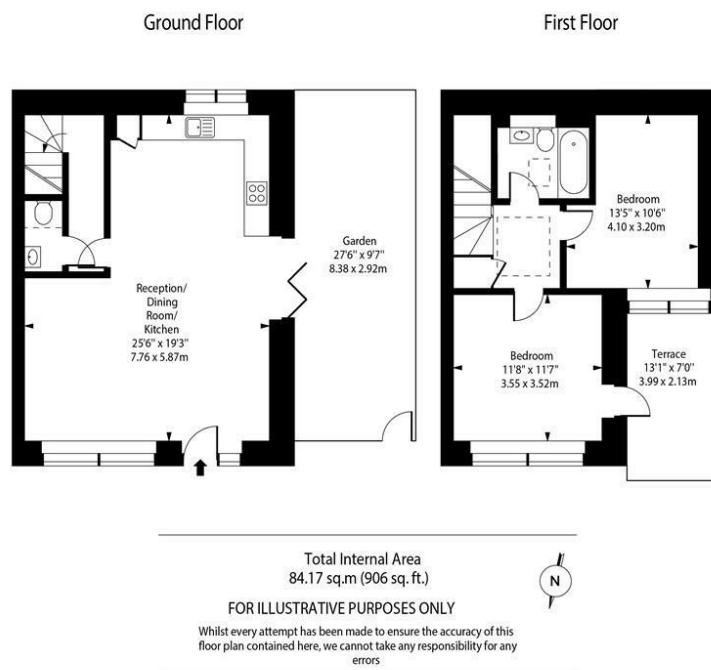
Nestled in a gated private courtyard development off a tranquil side road leading to the Country Park, this stunning contemporary architect-designed two-bedroom house offers an exceptional living experience. Ideally located close to high street amenities and the Norwood Junction BR/Overground Station, residents benefit from frequent trains to London. The property features an open plan living area complemented by a superbly fitted kitchen, perfect for modern living. High-quality double glazing and efficient gas central heating with radiators ensure comfort throughout the year. The first floor boasts a luxurious bathroom, while an additional downstairs cloakroom/WC adds convenience. The private patio offers an outdoor retreat, and the master bedroom features its own private balcony, providing a serene space for relaxation. With no onward chain, this unique and attractive modern freehold house is available for immediate occupancy. We hold keys and recommend early viewing to fully appreciate the charm and quality of this exceptional property.

Tenure : Freehold - Croydon council band D Service charge £150 PA for the main entrance to the development - as & when required - vendor informs us nothing has been charged up to date. Parking on road/permits available £120 pa (parking cost dependent on vehicle type)

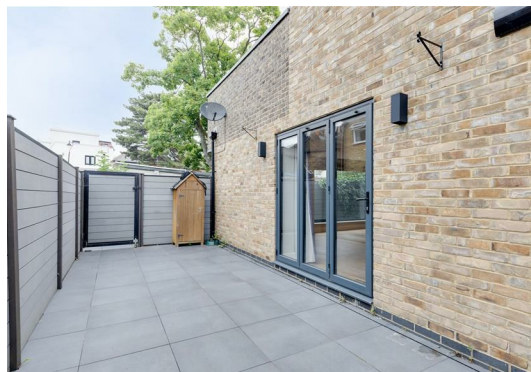
Thames Water meter fitted at property

We carry out best endeavours to make our marketing material accurate and reliable, however they do not form part of any contract and 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/>



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A		83	94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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.