

Archer Road, London, SE25 4JN



Offers Invited £325,000



Maisonette

- Probate Sale By Order Of The Executor
- Three Bedroom Purpose Built Character Style Maisonette
- On The Edge Of The Country Park Area
- Gas Central Heating With Radiators & Double Glazing
- We Are Informed Owned By The Family Since The 1970's
- Placed On The First Floor
- Situated In A Tree Lined Side Road
- Open Plan Living Area Leading To Kitchen
- Own Section Of Garden With Direct Access
- No Onward Chain

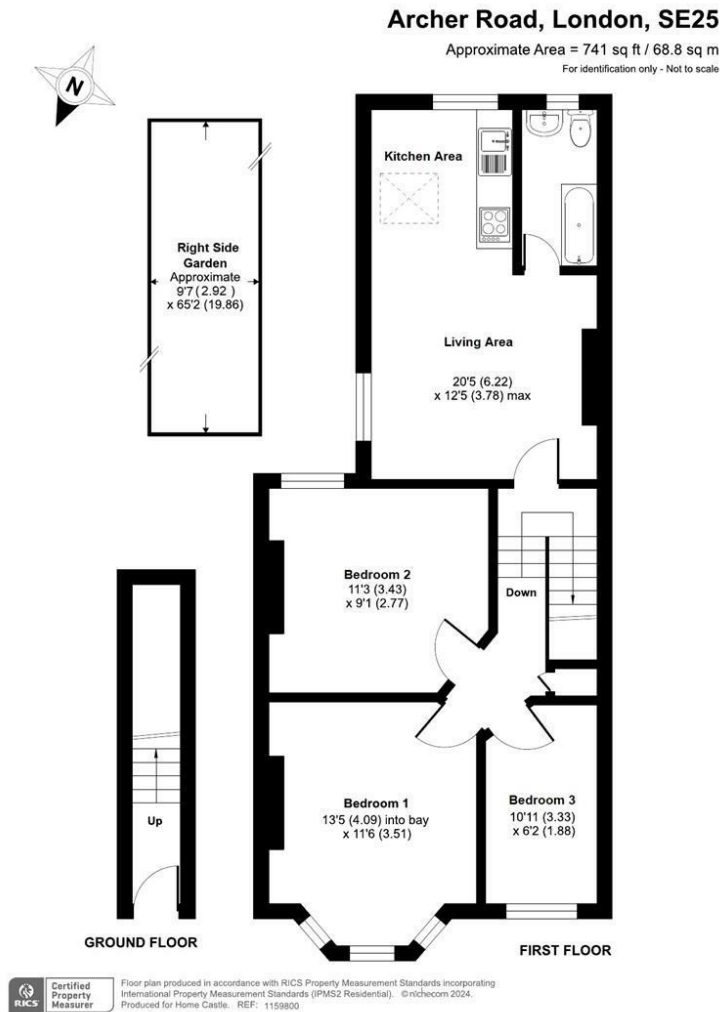
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This purpose built character style first floor maisonette is a true gem waiting to be discovered, boasting a large open plan reception room leading to a fitted kitchen. There are three bedrooms (currently bedroom 1 being used as a reception room) and a well-appointed bathroom. The property offers a comfortable and inviting space. Being a probate sale (not yet granted) by order of the Executor there is no chain and has been owned by the same family since the 1970's. The property benefits from having direct access, to its own section of garden, offering a tranquil retreat right at your doorstep. Although in need of being updated it does offer opportunity and potential. Conveniently situated for the Country Park and Norwood Junction BR/Overground station Commuting to London is a breeze with frequent trains connecting you to the heart of the city. Additionally, tram links and bus routes in close proximity ensure easy access to all amenities. Early viewing advised.

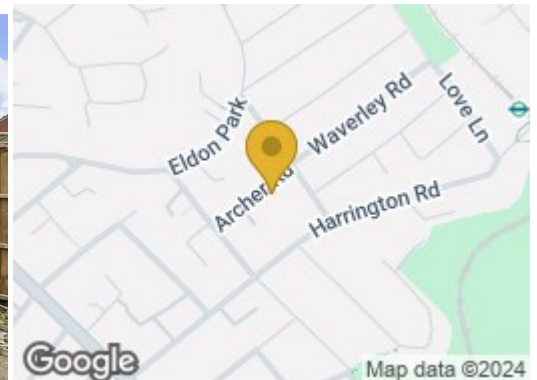
Leasehold: 157 years from 25th December 2004 - Ground Rent: £16 PA - No Service Charge Payable - EPC Rating D - Council Tax Band C - non restricted parking - Rear garden is divided in half for equal apportionment to No 38 and No 40.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	65
(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.