

Tennison Road, London, SE25 5RP



Maisonette

- Ground Floor Purpose Built Maisonette
- Own Private Garden
- Gas Central Heating With Radiators
- Entry Phone
- Very Convenient For Norwood Junction BR/Overground Station
- Two Bedrooms
- Double Glazing
- Impressive Fitted Kitchen
- Refitted Designer Style Bathroom
- Attractive Neutral Décor

Tennison Road, London, SE25 5RP

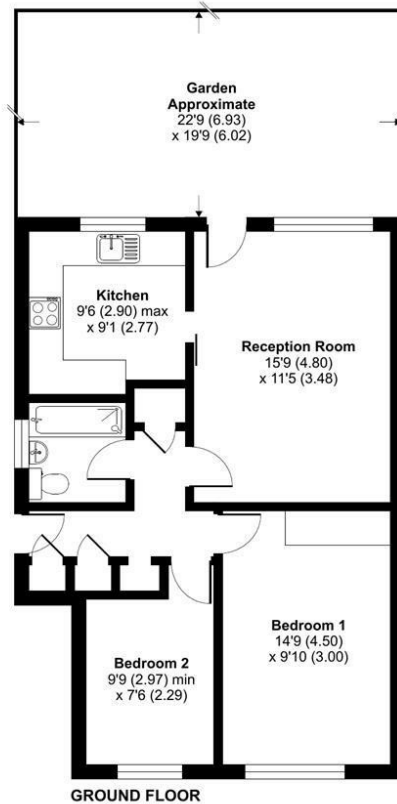
We are delighted to present this stunning two-bedroom, ground-floor purpose-built maisonette, offering direct access to its own private rear garden. Upon entering, you will be welcomed by a spacious and inviting living room, leading to an impressive refitted kitchen featuring modern wall and base units. The property boasts two generously sized bedrooms and a lovely contemporary-style bathroom. Conveniently situated near a local park, the maisonette provides easy access to various amenities, including bus routes, Norwood Junction BR/Overground Station, Selhurst Station, and the tram link at Harrington Road—ideal for commuters with frequent trains to London. The maisonette is also conveniently placed for South Norwood high street with its eclectic mix of shops and cafes. Ground floor maisonettes with their own private garden are always sought after and early viewing advised.

Tenure: Leasehold | Lease term: 125 years from 4th September 2008 | Service charge: As & When Basis | Ground rent: £62.50 paid quarterly (£250 per year) Ground rent rises to £500 in 2043 | EPC Rating: C - Croydon Council Tax Band: C | 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. Council tax and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts. For broadband and mobile phone coverage at the property in question please visit: <https://checker.ofcom.org.uk/>

Henley Lodge, Tennison Road, London, SE25

Approximate Area = 624 sq ft / 57.9 sq m
For identification only - Not to scale



Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Home Castle. REF: 1194032

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	76
(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.