

Avenue Gardens, London, SE25 4EB



Guide Price £280,000



Flat - Purpose Built

- GUIDE PRICE £280,000-£300,000
- Refitted Kitchen With A Range Of Wall & Base Units
- Two Bedroom Split Level Maisonette with Own Private Balcony
- Communal Garden Access
- Excellent Transport Links Into Central London
- Bright & Airy Throughout & Deceptively Spacious
- Sought After Norwood Lake Area
- Double Glazing & Gas Central Heating With Radiators
- Must Be Viewed Internally To Be Appreciated
- Modern Bathroom

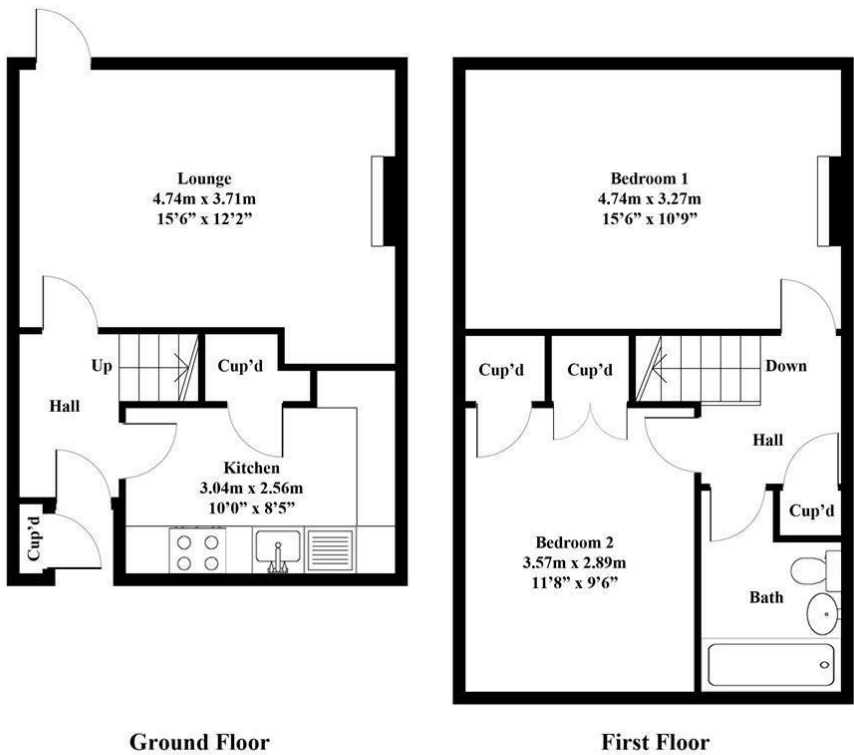
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Situated in the highly desirable Norwood Lake area this well presented split-level, two-bedroom maisonette, offers an exceptional opportunity for first-time buyers and investors. Bright and spacious, the property offers a roomy and airy living room with direct access to a small balcony, perfect for enjoying outdoor relaxation. The refitted kitchen features a modern range of wall and base units, providing ample storage and workspace. Upstairs, you will find two generously sized bedrooms and a well-appointed family bathroom. Norwood Junction Overground Station serves the area with its excellent links into Central London. Properties in the Norwood Lake area are highly sought after and tend to sell quickly. To fully appreciate the space, style, and prime location of this stunning maisonette, an internal viewing is essential. Please note the vendor informs us that the tenant does not vacate the property until May.

Tenure: Leasehold Lease term: 215 years from 16th May 1988 Service charge: £492.03 (01/04/22 - 31/03/23 Buildings Insurance: £314.14 (01/04/24 - 31/03/25) -Ground Rent: £10 EPC Rating: C - Croydon Council Tax Band: C - £2103.91

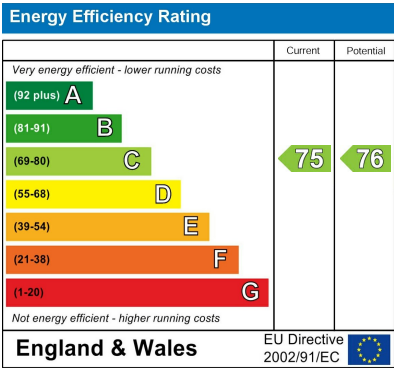
We carry out best endeavours to make our marketing material accurate and reliable, however they do not form part of any contract and is not to be relied upon. Council tax and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and 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/>



Total approx. area:
68.34 sq. m
735.61 sq. ft.

This plan is for reference only and is in accordance with PMA guideline...
It is not to scale and all measurements are approximate.
Fixtures and fittings are for illustrative purposes only and do not form part of a contract.



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.