

Station Road, London, SE25 5AJ



Flat - Purpose Built

- Contemporary Flat
- One Bedroom
- Bathroom In White
- Electric Heating
- Very Conveniently Situated For Norwood Junction Station & Amenities
- Placed In A Development Known Locally As "Clock Tower Place"
- Separate Fitted Kitchen
- In Our Opinion Good Sized Rooms
- Entry Phone System (Not Tested)
- Must Be Viewed Internally To Be Appreciated

Station Road, London, SE25 5AJ

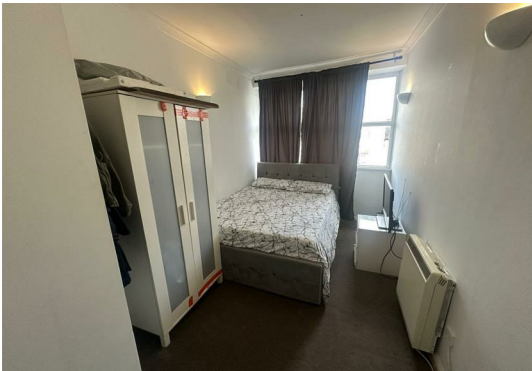
A contemporary one bedroom flat situated above commercial premises within the desirable Clock Tower Place development, this well-presented two-bedroom flat offers modern living in a highly convenient location. The property benefits from a separate, fully fitted kitchen and all rooms are, in our opinion, generously proportioned. The accommodation includes an attractive bathroom suite finished in white, enhancing the clean and contemporary feel throughout. Offered to the market with no onward chain, this flat represents an excellent opportunity for first-time buyers and investors alike. Clock Tower Place is ideally located on Station Road, just a short stroll from Norwood Junction station, providing regular services into central London. The nearby South Norwood High Street offers an eclectic mix of independent shops, cafés, and local amenities. Early viewing is highly recommended to fully appreciate the quality and space this property has to offer.

Leasehold: 125 years less 10 days from the 20th of November 2000 - Ground Rent: £150 pa - Service Charge: £2,299.93 per annum - EPC rating: D - Council Tax Band B

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	78
(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.