

Lancaster Road, London, SE25 4BJ



Guide Price £300,000



Maisonette

- GUIDE PRICE £300,000 - £325,000
- The Sought After Norwood Lake Area
- The Vendor Informs Us Is Wi-Fi Connected
- Fitted Wardrobes
- Own Private Garden

- One Bedroom First Floor Purpose Built Maisonette
- Double Glazing & Electric Heating
- Impressive Refitted Bathroom
- Parquet Style Flooring To Living Room
- Refitted Designer Style Kitchen With Oven & Hob & Integrated Dishwasher

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Situated in the highly sought after Norwood Lake area a first floor, one bedroom, purpose built maisonette that simply must be viewed internally to be appreciated and is a credit to its present owners. The property benefits from fresh redecoration and has a very attractive refitted designer style kitchen with an oven and hob and integrated dishwasher. The bathroom has also been refitted to a high standard and last but not least the bedroom has fitted wardrobes. The living room, which faces the garden to the rear features parquet style flooring and is of a bright aspect. A further outstanding feature is that the maisonette has its own private garden, something that is very sought after in today's market and also a very long lease in excess of 900 years. Outdoor activities can be found at the previously mentioned Norwood Lake and park land area which is well known as a local beauty spot. Transport is provided by local buses, the tram link at Harrington Road and Norwood Junction BR/Overground Station with its frequent trains to London serves the area. Ring now for an appointment. Maisonettes with private gardens always tend to sell quickly.

Tenure: Leasehold Lease term: 999 years from 25 March 1969 Service charge: As & When Basis
Ground rent: £12.00 EPC rating: F Croydon 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. 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.

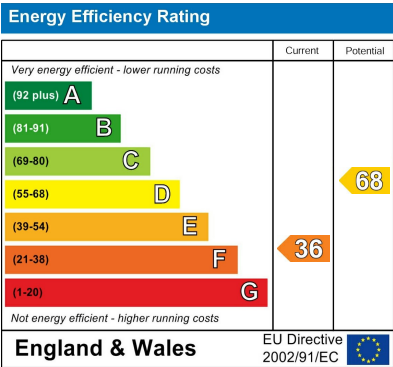
For broadband and mobile phone coverage at the property in question please visit: <https://checker.ofcom.org.uk/>



Total area: approx. 58.7 sq. metres (632.4 sq. feet)

This plan is for illustration purposes only

Plan produced using PlanUp.



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.