

Whitehorse Lane, London, SE25 6RB



Flat - Conversion

- CASH BUYERS ONLY. NO OFFERS
- Character Style Building
- Should Be Viewed Internally To Be Appreciated
- In Our Opinion Good Sized Living Room and Bedroom
- Has a Short Lease (99 years from the 25th of March 1988)
- One Bedroom Ground Floor Conversion Flat
- Gas Central Heating
- Near Sainsburys and Selhurst Park
- Separate Kitchen With Oven & Hob
- Private Gardens To Front and Rear

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CASH BUYERS ONLY - THIS PROPERTY IS TO BE SOLD WITH A SHORT LEASE & THE TENANTS IN SITU. ONE BEDROOM GROUND FLOOR CONVERSION FLAT WITH LARGE PRIVATE GARDEN TO THE REAR. The property in our opinion offers opportunity and potential. Conveniently situated near to Sainsburys and Selhurst Park this ground floor one bedroom flat simply must be viewed internally to be appreciated. There are private gardens to front and rear along with gas central heating and double glazing. In terms of transport there are bus routes close by and both Thornton Heath BR and Norwood Junction/BR Overground Stations serve the area. Both South Norwood and Thornton Heath High Streets provide local shopping with their eclectic mix of shops and cafes. View now to avoid disappointment.

Tenure: Leasehold | Lease term: 99 years from 25th of March 1988

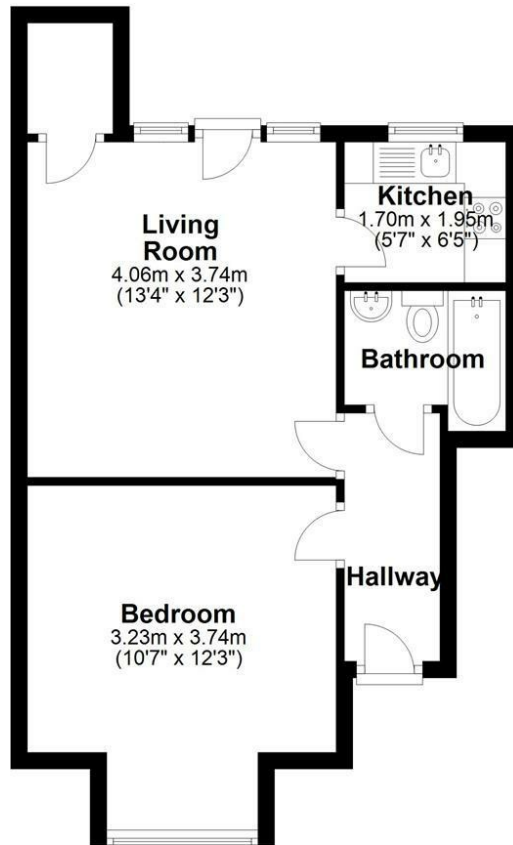
Ground rent: £50.00 rising to £150.00 and insurance rent | Service charge: £1,062.60 - For the period of 1 Apr 2020 to 31 Mar 2021 - EPC RATING C | Croydon Band B

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/>

Ground Floor

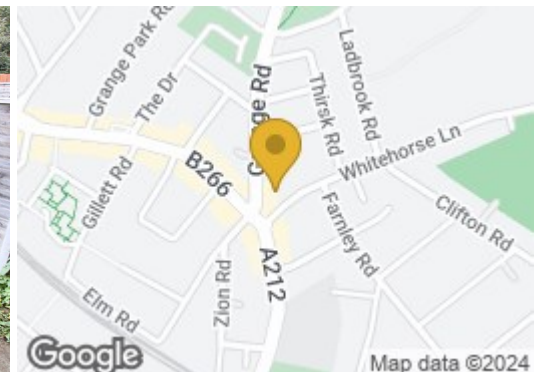
Approx. 41.4 sq. metres (445.1 sq. feet)



Total area: approx. 41.4 sq. metres (445.1 sq. feet)

FLOOR PLAN MEASUREMENTS & ILLUSTRATIONS ARE APPROXIMATE AND ARE FOR ILLUSTRATIVE PURPOSES ONLY
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	78
(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.