

Holmesdale Road, London, SE25 6HS



Flat - Purpose Built

- Two Bedroom Purpose Built Contemporary Flat
- Double Glazing
- Modern Kitchen Open Plan To The Living Room
- In Our Opinion Good Decorative Order
- Own Private Parking Space
- Norwood Junction BR/Overground Station Serves the Area
- Electric Heating
- Refitted Bathroom
- Entry Phone Security System
- No Onward Chain & We Hold Keys

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A contemporary purpose-built two-bedroom flat, ideally situated in a tree-lined side road and offering excellent access to local transport and amenities. This modern home features an open-plan living space, with a standout stylish fitted kitchen flowing seamlessly into the reception area. There are two bedrooms (we cannot trace building regulations), along with a modern and pleasant bathroom and in our opinion is offered to the market in good decorative order throughout. Further benefits include an entry phone system, double glazing and a private parking space - a highly sought-after feature. Offered to the market with no onward chain, and we hold keys. In our opinion a good opportunity for first-time buyers. Excellent transport links are provided by local buses, the Tram link at Harrington Road, and Norwood Junction BR/Overground Station with its frequent services into London. South Norwood High Street has an eclectic mix of shops and cafes all within easy reach. Early viewing advised. We are informed planning has been granted for two flats to be added on the top of the building.

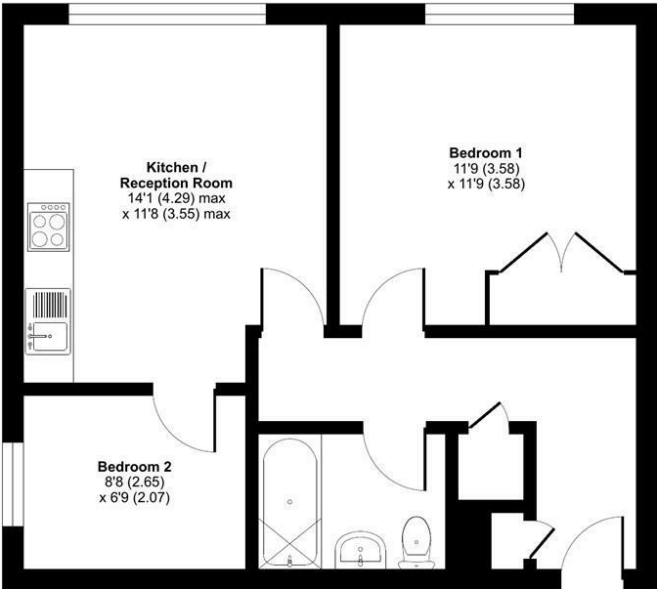
Tenure: Leasehold - Lease term: 189 years from & including 29th September 1979 - Service charge:- £182 per month includes ground rent - EPC Rating D - Council Tax Band B

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/>

Becton Court, Holmesdale Road, London, SE25

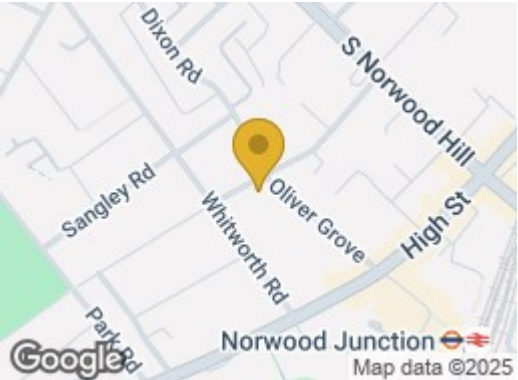
Approximate Area = 510 sq ft / 47.3 sq m
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © richcom 2025. Produced for Home Castle. REF: 1324406

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