

Dagnall Park, London, SE25 6NS



## Flat - Studio

- CASH BUYERS ONLY - VERY SHORT LEASE AN SECTION 20 NOTICES
- Requires modernisation
- Gas Central Heating
- Convenient for Selhurst BR Station
- Must be seen to be appreciated
- Character Conversion Studio Apartment
- Double Glazing
- Dagnall Park Area
- Being sold with lease as is - 99 years from 1 January 1990 64 years remaining
- Separate Kitchen

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**CASH BUYERS ONLY** - This converted studio apartment in the Dagnall Park area is available for sale with a short lease of 64 years (99 years from January 1, 1990), making it suitable for cash buyers only. The property features a spacious, bright living/studio area with high ceilings and a decorative fire surround, a separate kitchen overlooking the rear garden, and a separate bathroom. Although in need of modernization, it offers significant potential. Conveniently located near Selhurst and Norwood Junction BR/Overground stations providing quick access to London, making it ideal for commuters. Early viewing is recommended. There is also a Section 20 Notice of around £17,000; the price allows for the cost and the vendor will not be responsible plus see below

Tenure : Leasehold (64 years remaining - 99 years from January 01 1990)

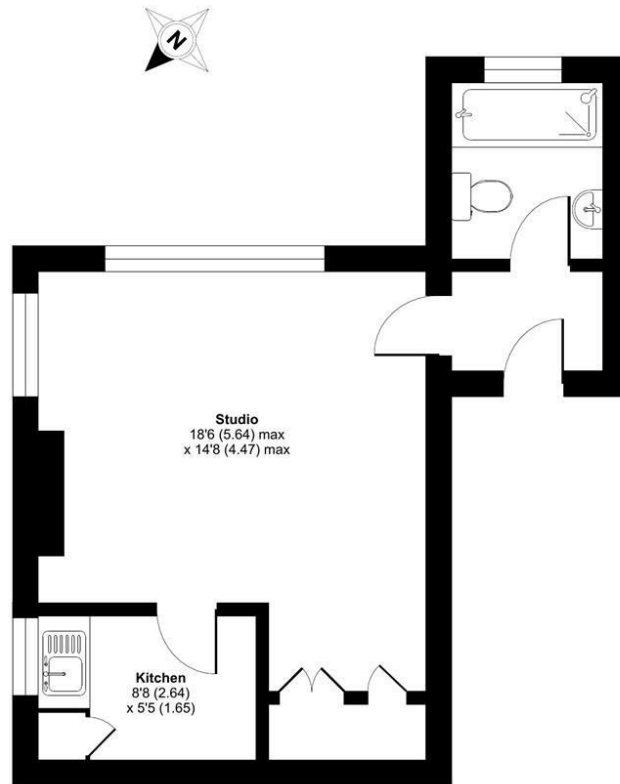
Service Charge - 1/1/25- 31/12/25 £2,152.46 plus a one off payment of £2,614 for planned Section 20 works in the consultation period for roof works and rendering works

Council tax band: A EPC - E

We carry out best endeavours to make our marketing material accurate and reliable, however they do not form part of any contract and are 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/>

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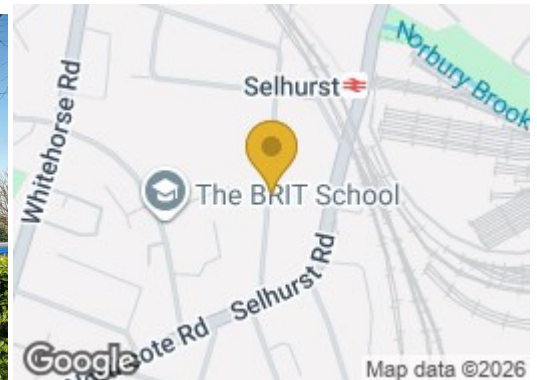
Approximate Area = 352 sq ft / 32.7 sq m  
For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richecom 2025. Produced for Home Castle. REF: 1262976

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		49	53
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.