



0 Bed Flat - Purpose Built  
located in South Norwood

£165,000

Leasehold



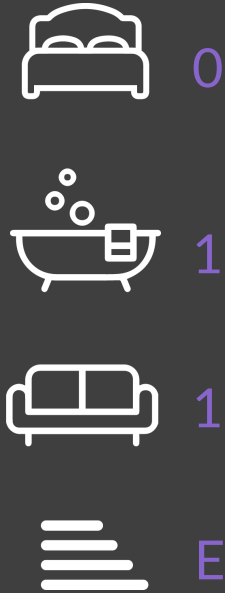
22 Lancaster Road  
 South Norwood  
 London  
 SE25 4AP

- Modern style Purpose built studio flat
- Electric heating system (not tested)
- Entry phone system
- In our opinion offers opportunity and potential
- Double glazing
- Garage (not inspected)
- Does require some TLC
- No onwards chain - We hold keys
- Sought after Norwood Lake area

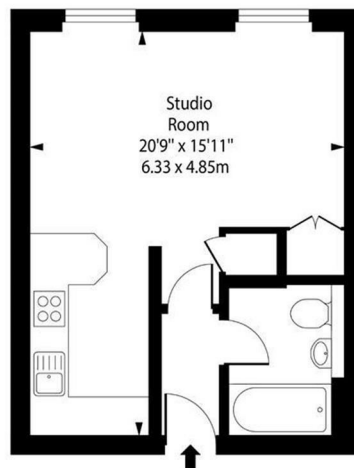
GUIDE PRICE £155,000 - £165,000

A modern, purpose-built studio flat located on the first floor in the desirable Norwood Lake area. The property, though in need of some "TLC," offers considerable potential for improvement. A new front door will be installed at the vendor's expense. The flat is bright and airy, with full-length windows that overlook shared lawns at the rear. Additional features include an entry phone security system, access to shared lawns, and the inclusion of a private garage (additional information is held on our files - please ask for details). The property is chain-free, and keys are available for immediate viewing. Transportation links are excellent, with Norwood Junction BR/Overground Station offering frequent train services to London, along with nearby bus routes and the tram link at Harrington Road. Given the competitive pricing, early viewing is highly recommended.

Tenure: Leasehold Lease term: 999 years from 29th September 1976 , Service charge: £800.00 29/09/24 - 28/03/25 (plus £250.00 reserve fund) Ground rent: EPC Rating: E - Croydon Council Tax Band: A, Water meter at property 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 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/>



First Floor



Total Internal Area  
 31.21 sq.m (336 sq. ft.)



FOR ILLUSTRATIVE PURPOSES ONLY

Whilst every attempt has been made to ensure the accuracy of this floor plan contained here, we cannot take any responsibility for any errors

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Target	Current	Target
Energy efficient - lower running costs EU Directive 2002/91/EC		More environmentally friendly - lower CO <sub>2</sub> emissions EU Directive 2002/91/EC	