

Albert Road, London, SE25 4JD



## Flat - Conversion

- Garden Level Maisonette Style Flat
- Gas Central Heating With Radiators
- Own Private Garden With Direct Access
- Double Glazing
- Garden "Summerhouse"
- Two Bedrooms (One With Fitted Wardrobes)
- Fitted Kitchen Area With Oven & Hob
- Situated In Albert Road Which Leads Down To The Country Park
- Bathroom In White
- Contemporary Open Plan Living Area

# Albert Road, London, SE25 4JD

Situated in Albert Road which leads down to the Country Park an attractive garden level two bedroom maisonette (which has its own private entrance) simply must be viewed internally to be appreciated. The living room is of a contemporary open plan design with a modern fitted kitchen area with an oven and hob and has doors that lead directly onto a private garden which benefits from having a wonderful "summerhouse" with power and heating which could be used as an office, studio, gym or simply a room to view the garden something which is very sought after in today's market. There is also an attractive modern bathroom with shower cubicle, two bedrooms the master having fitted wardrobes. Located opposite St Mark's primary school and very convenient for the Country Park which is a well known local beauty spot, also in Portland Road there is a leisure centre, local shops and amenities. In terms of transport there are bus routes and the tram link is at Harrington Road. Norwood Junction BR/Overground Station with its frequent trains to London serves the area. Call now as viewing advised

Tenure: Leasehold  
 Lease term: 162 years from 24th June 1973  
 Service charge: On an as and when basis  
 Ground rent: £50 per annum  
 Croydon council tax band B - £1053.13



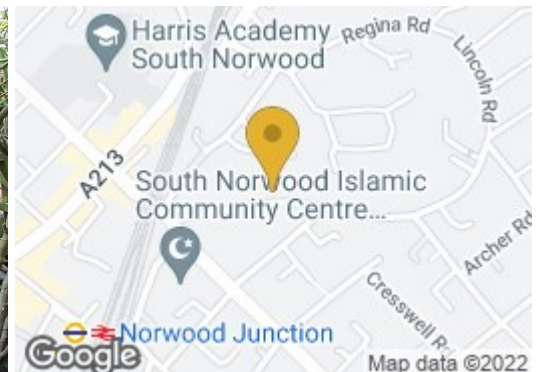
## Ground Floor Flat

Total Internal Area  
 51.86m<sup>2</sup> (558.21 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			78
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		60	
(39-54) <b>E</b>			
(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.