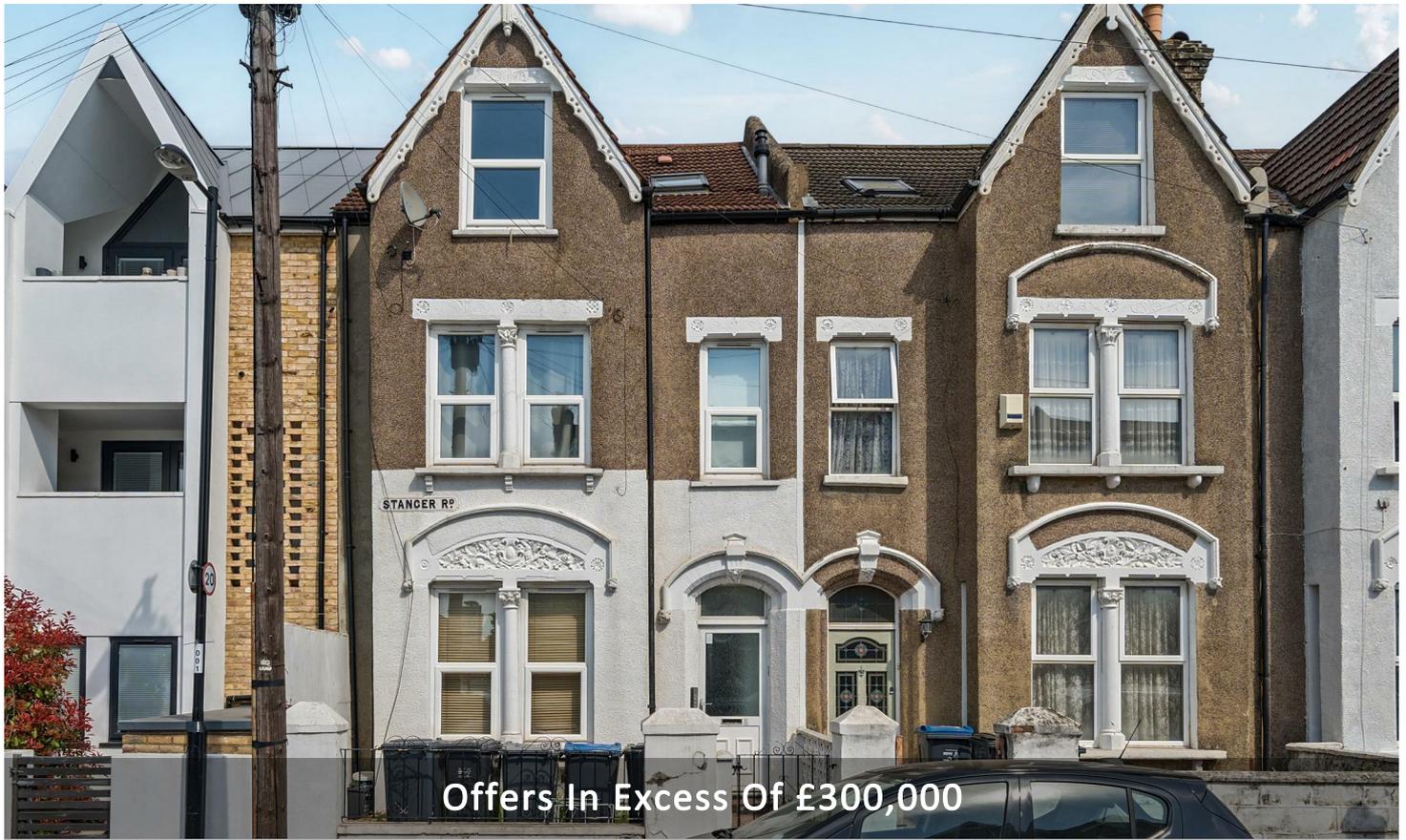


Stanger Road, London, SE25 5JU



Offers In Excess Of £300,000



Flat - Conversion

- Character Conversion Split Level Conversion Apartment
- Very Convenient For Norwood Junction BR/Overground Station
- Double Glazed Windows
- Open L Shaped Living Room & Kitchen Area
- Entry Phone Security System
- First Floor with Two Bedrooms
- Electric Heating With Radiators
- Fitted Kitchen With Wall & Base Units
- Laminate Style Flooring
- Local To High Street With Shops & Amenities

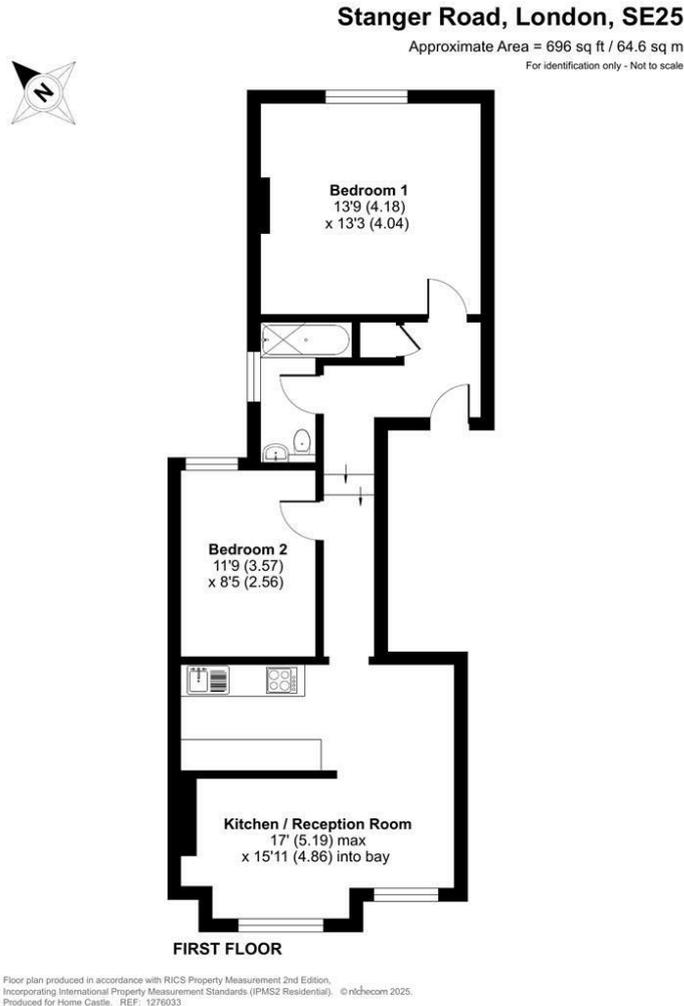
Stanger Road, London, SE25 5JU

A charming first-floor period conversion apartment very conveniently situated for Norwood Junction BR/Overground station. Featuring a bright, airy L-shaped living room with a dining area and an open-plan kitchen with a range of wall and base units. The generously sized living room boasts stylish laminate flooring and is flooded with natural light from two large windows. Two spacious bedrooms which are both well-proportioned, featuring laminate style flooring and large double-glazed windows. The bathroom includes a bath with an overhead shower attachment. Situated in a highly convenient location, this flat is just moments from Norwood Junction BR/Overground Station, with its quick links into London, ideal for the busy commuter. There are local bus routes and the tram is at Harrington Road. The property also benefits from being near to all local amenities along with the High street with its eclectic mix of shops and cafes. Offered chain-free for a hassle-free purchase, with keys held for convenient viewings. Early viewing is highly recommended to secure this fantastic home. The vendor informs us there will be repairs to the front of the property which they are bearing the cost of.

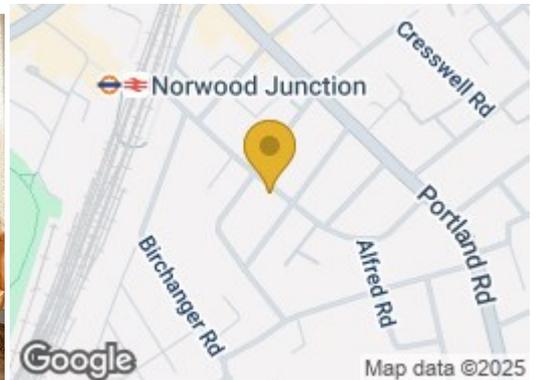
Tenure: Leasehold Lease term: 105 years from 18th August 2006 Service charge: £ 1,500 Ground rent: £ 250 EPC Rating: C - Croydon Council Tax Band: C - £2,103.91

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/>



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		69	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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.