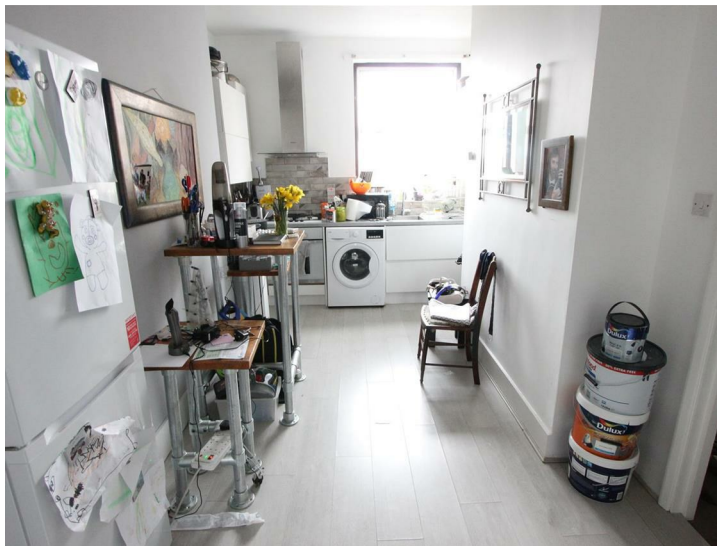


High Street, London, SE25 6EB



£205,000



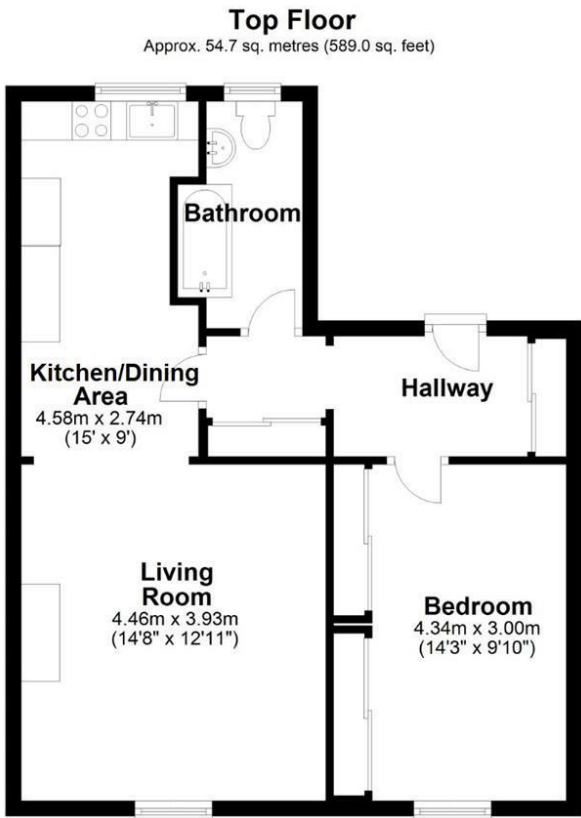
Flat

- Top Floor Conversion Flat above commercial premises
- High Street Position
- Gas Central Heating With Radiators
- Tiled Bathroom In White
- Does Require TLC - Offers Opportunity & Potential
- One Bedroom
- Double Glazing
- Kitchen/Diner With Oven & Hob
- Fitted Wardrobes To Bedroom
- We Hold Keys. Long Lease

High Street, London, SE25 6EB

Situated in the heart of Norwood Junction a top floor, period, one bedroom, conversion flat which in our opinion offers opportunity and potential. The living room is of a good size and has a feature fireplace and is open plan to a spacious fitted kitchen/diner with oven & hob and a window with views into the distance at the rear. The bathroom is finished in white, is fully tiled and has a window plus there are fitted wardrobes to the double bedroom. The property does require some "TLC" and therefore in our opinion offers opportunity and potential. These "town" flats are always popular, simply because of their ultra convenience. South Norwood High Street has an eclectic mix of shops and cafes. Local transport is very close by including buses and Norwood Junction BR/Overground station with its frequent services to London (approximately 12 minutes to London Bridge). The tram link is at Harrington Road. Outdoor pursuits can be found at Norwood Lake and park land along with the Country Park. Properties at this price point tend to sell quickly, early viewing advised.

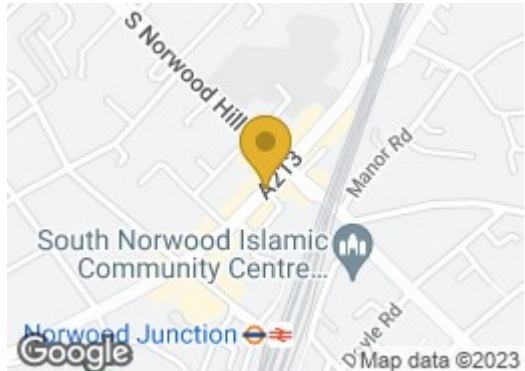
Tenure: Leasehold
Lease term: 189 years beginning on & including 26th August 1988 & ending on & including 25th August 2177
Service charge: Vendor informs us as & when (divided by the number of lessees occupying the whole of the property).
Ground rent: peppercorn
EPC Rating:
Croydon council tax band: B



Total area: approx. 54.7 sq. metres (589.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given, this plan is for illustration purposes only.
Plan produced using PlanUp.

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	56	65
(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.