

Albert Road, London, SE25 4JW



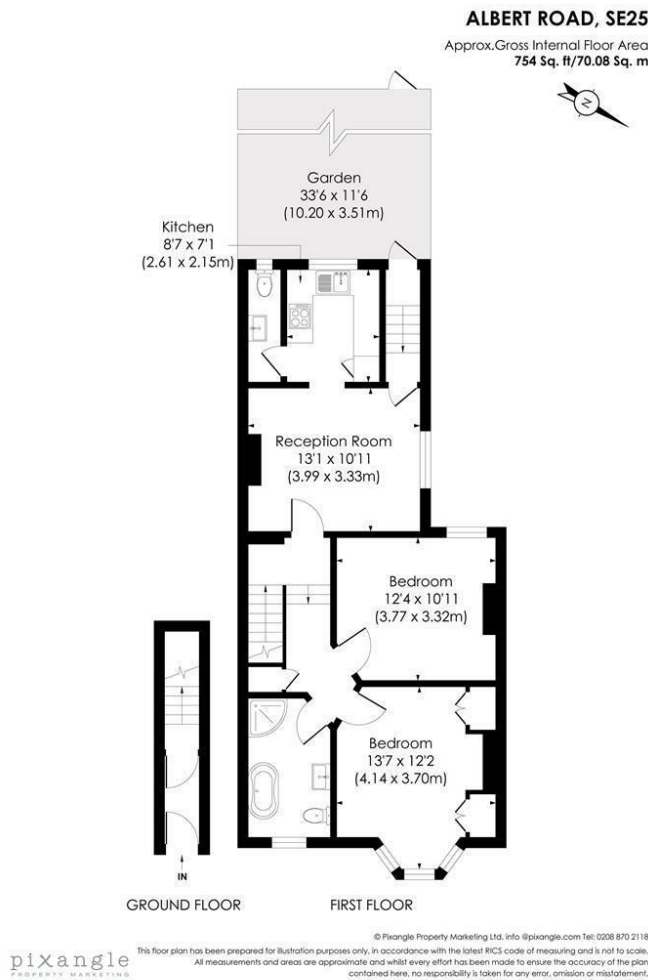
Maisonette

- First Floor Two Bedroom Purpose Built Character Maisonette
- Two Double Bedrooms With Ample Built In Storage In Both Bedrooms
- Vendor Informs Us The Property Is Chain Free
- Contemporary Fitted Kitchen With Oven & Hob
- Placed In A Tree Lined Side Road in the Country Park Area
- Double Glazing & Gas Central Heating With Radiators
- Extensively redecorated since the vendor purchased
- Attractive Modern Bathroom
- Additional Separate WC/Cloakroom
- Own Private Garden

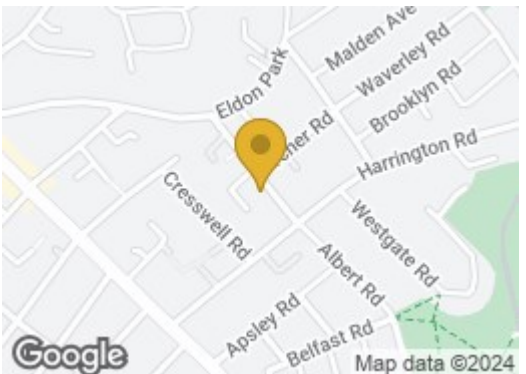
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OFFERED TO THE MARKET CHAIN FREE we are pleased to offer this first floor, two bedroom character style maisonette nestled in a tree-lined no through road in the highly sought-after Country Park area. This home has undergone extensive redecoration and presents a fresh and inviting ambience. Upon entering, the newly tiled entrance hall sets the tone for meticulous care and attention to detail. The living room bathed in natural light, offers a spacious retreat for relaxation and entertaining. The contemporary kitchen is a focal point and the bathroom is a sanctuary of luxury, featuring a bath and an additional separate shower cubicle. The two double bedrooms benefit from having ample built in storage plus there is the added convenience of an entirely separate cloakroom/WC. The property further benefits from its own private section of garden with parking space to the rear, however, we cannot clarify access. Transport is effortlessly accessible, thanks to local buses and the tram link at Harrington Road. Norwood Junction BR/Overground Station, with frequent trains to London (less than 15 minutes from Norwood Junction to London bridge), ensures seamless connectivity. The vendor has confirmed they are having the roof replaced along with some repointing.

Tenure: Leasehold Lease term: 125 years from & including 20th December 2012 and to and including 19th December 2137 Service charge: As & when basis - Ground rent: £200 per annum. It increases by £100 each 25 years of the lease, up to a maximum of £600. EPC Rating: C - Croydon Council Tax Band C
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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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.