

Albert Road, London, SE25 4JE



£245,000



Flat - Conversion

- One Bedroom Conversion Flat Situated In a Side Road
- The Country Park Is Nearby
- Entry Phone System
- Vacant With No Onward Chain
- Gas Central Heating With Radiators
- Eldon Park Area
- Double Glazing
- Fitted Kitchen With Oven & Hob
- Norwood Junction BR/Overground Station Serves The Area
- Close to local shops and amenities

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This well-presented conversion flat, tucked away on a quiet side road, must be viewed internally to be fully appreciated. Located in the sought-after Eldon Park area, it benefits from easy access to the picturesque Country Park—a well-known local beauty spot. The property boasts a bright and airy good-sized living room, a separate fitted kitchen with a range of modern wall and base units, and a bathroom with a white suite. Additional features include gas central heating with radiators, double glazing, and an entry phone system for added security. For commuters, Norwood Junction BR/Overground Station offers frequent services to London, while the nearby tram link at Harrington Road and bus routes along Portland Road provide excellent transport connections. Outdoor enthusiasts will enjoy the scenic walks in the Country Park, and a leisure centre on Portland Road offers further recreational options. Please be advised the freeholder is unresponsive, an indemnity policy may be an available option.

Leasehold - Lease Term - 199 years from 1 January 1984 - Service Charges - Paid on an informal basis £50 per month managed by another lessee in the development - Ground Rent - £55 and insurance rent - EPC D - Council Tax Band - B: £1,929.26

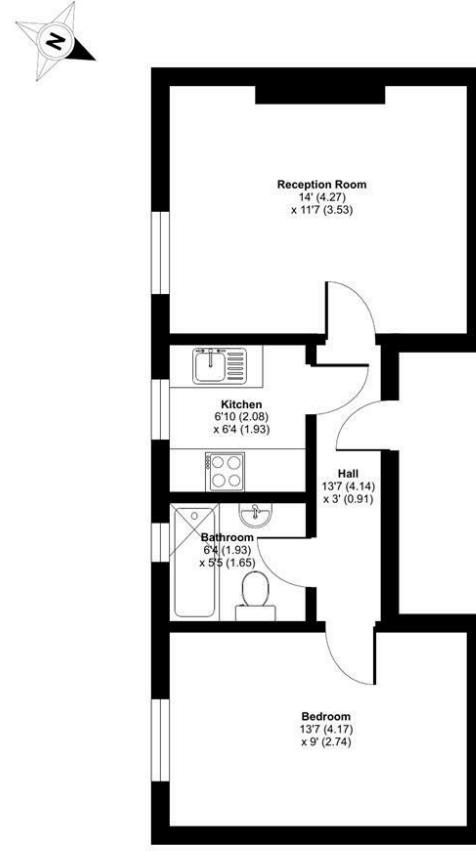
We carry out best endeavours to make our marketing material accurate and reliable, however they do not form part of any contract and are not to be relied upon. Any buyers are advised to seek verification from their solicitor or surveyor.

For broadband and mobile phone coverage at the property in question please visit: <https://checker.ofcom.org.uk/>

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Approximate Area = 420 sq ft / 39 sq m

For identification only - Not to scale

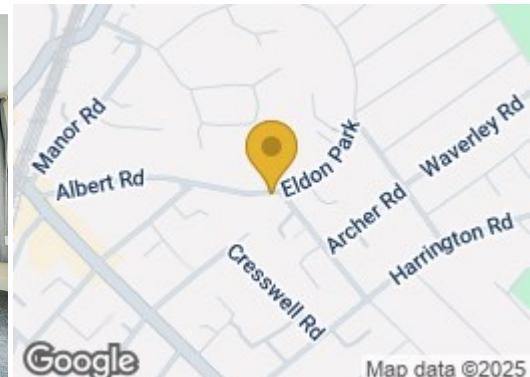


SECOND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Home Castle. REF: 125535

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	56	
(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.