

Shinners Close, London, SE25 5JQ



Flat - Studio

- Purpose Built Studio Apartment
- In A Cul-De-Sac Of Similar Properties
- Brand New Luxury Bathroom
- New Décor & Carpets
- Own Allocated Private Parking
- Ground Floor Position
- Brand New Kitchen With Oven & Hob
- Electric Heating
- Entry Phone Security System
- No Onward Chain & We Hold Keys

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Nestled in a quiet cul-de-sac of similar properties, this ground-floor studio apartment is an excellent opportunity for first-time buyers or investors. The property has been recently refurbished and features a brand-new fitted kitchen with an oven and hob, along with a luxury bathroom. Fresh décor and new carpets throughout complete the modern specification, making this home move-in ready.

For added security, the apartment benefits from an entry phone system, and a particularly desirable feature is the allocated parking space. With no onward chain and keys held, immediate possession is available. The location is well-connected, with Norwood Junction BR/Overground station providing frequent trains to London being close by. Whilst local tram and bus routes offer additional transport links. Norwood High Street with its eclectic mix of shops and cafés is local. Please note that prospective purchasers should confirm the property's size meets their lender's requirements. The property has an extremely long lease in excess of 950 years.

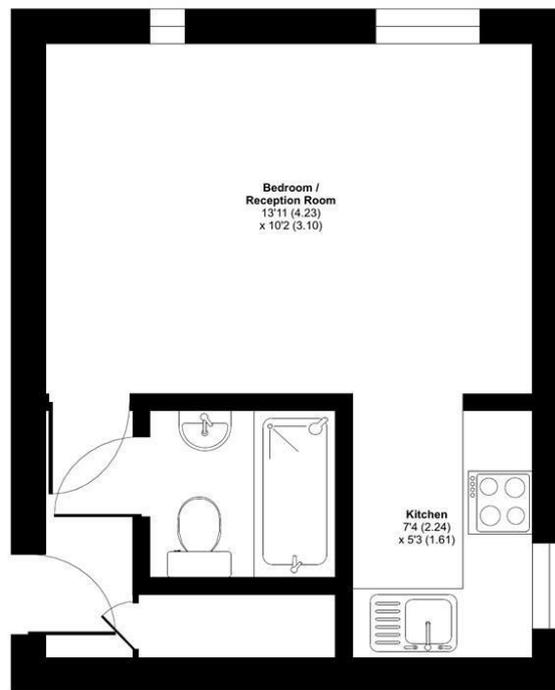
Tenure: Leasehold - Lease term: 999 years from 1st January 1984 - Service Charge: £573.00 payable every 6 months Ground Rent: £100 per year - Rising to £150 Croydon council band A: £1,577.94

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 = 249 sq ft / 23.1 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Home Castle. REF: 1243246

| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 74 | 76 |
| (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.