

22 Lancaster Road, London, SE25 4AP



Guide Price £165,000



## Flat - Studio

- Early Viewing Advised
- The Sought After Norwood Lake Area
- Electric Heating (Not Tested)
- Entry Phone System
- In Our Opinion Offers Opportunity & Potential

- Purpose Built Studio Flat
- Double Glazing
- Garage (Not Inspected)
- Does Require some "TLC"
- No Onward Chain - We Hold Keys



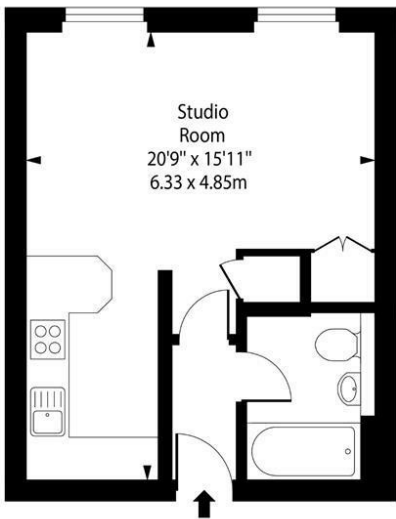
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A modern, purpose-built studio flat located on the first floor in the desirable Norwood Lake area. The property, though in need of some "TLC," offers considerable potential for improvement. A new front door will be installed at the vendor's expense. The flat is bright and airy, with full-length windows that overlook shared lawns at the rear. Additional features include an entry phone security system, access to shared lawns, and the inclusion of a private garage (additional information is held on our files - please ask for details). The property is chain-free, and keys are available for immediate viewing. Transportation links are excellent, with Norwood Junction BR/Overground Station offering frequent train services to London, along with nearby bus routes and the tram link at Harrington Road. Given the competitive pricing, early viewing is highly recommended.

Tenure: Leasehold | Lease term: 999 years from 29th September 1976 | Service charge: £800.00 29/09/24 - 28/03/25 (plus £250.00 reserve fund) | Ground rent: | EPC Rating: E - Croydon Council Tax Band: A | Water meter at property

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/>

### First Floor



Total Internal Area  
31.21 sq.m (336 sq. ft.)



#### FOR ILLUSTRATIVE PURPOSES ONLY

Whilst every attempt has been made to ensure the accuracy of this floor plan contained here, we cannot take any responsibility for any errors

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.