



0 Bed Flat - Purpose Built
located in South Norwood

£165,000

Leasehold



22 Lancaster Road
South Norwood
London
SE25 4AP



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CONTACT

5 High Street
London
SE25 6EP

EMAIL

Info@northwoods.co.uk

TELEPHONE

020 8653 3377

northwoods.co.uk

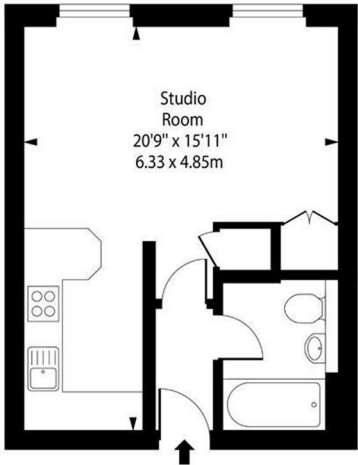
- Modern style Purpose built studio flat
- Electric heating system (not tested)
- Entry phone system
- In our opinion offers opportunity and potential
- Double glazing
- Garage (not inspected)
- Does require some TLC
- No onwards chain - We hold keys
- Sought after Norwood Lake area

GUIDE PRICE £155,000 - £165,000

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 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



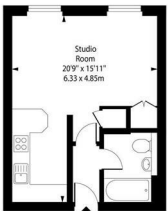
Total Internal Area
31.21 sq.m (336 sq. ft.)



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

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Energy efficiency - lower running costs			How environmentally friendly - lower CO ₂ emissions		
100-91	A		100-91	A	
91-81	B		91-81	B	
81-67	C		81-67	C	
67-55	D		67-55	D	
55-46	E		55-46	E	
46-39	F		46-39	F	
39-35	G		39-35	G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		