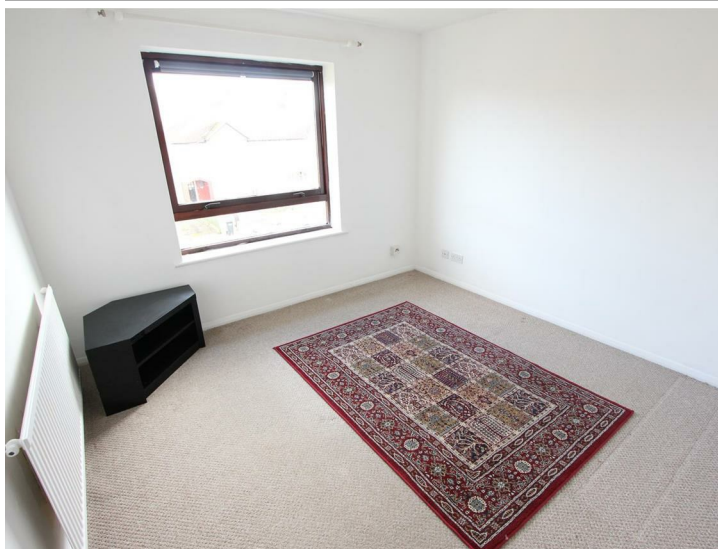


Howard Road, London, SE25 5BJ



£210,000



Flat - Purpose Built

- Contemporary purpose built flat
- One bedroom
- Gas central heating with radiators
- Refitted bathroom in white
- No onward chain - we hold keys
- Top floor
- Situated in a side road
- Refitted kitchen with oven & hob
- Entry phone & Parking
- Woodside Green is at the end of the road

Howard Road, London, SE25 5BJ

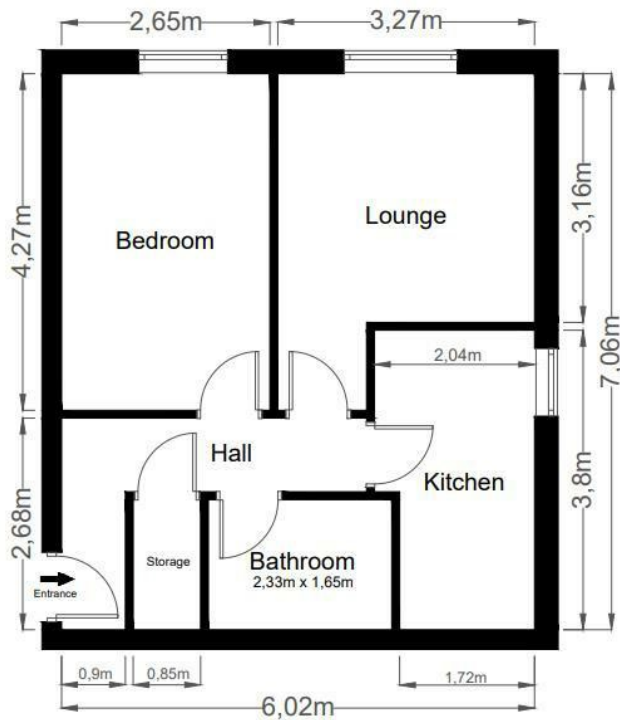
Situated in a pleasant side road which leads down to Woodside Green a CONTEMPORARY TOP FLOOR ONE BEDROOM PURPOSE BUILT APARTMENT that simply must be viewed internally to be appreciated. In our opinion is presented in GOOD DECORATIVE ORDER. Brief benefits include GAS CENTRAL HEATING WITH RADIATORS, THE KITCHEN HAS BEEN REFITTED and has an oven and hob, and the BATHROOM WHICH IS IN WHITE HAS ALSO BEEN REFITTED. Besides an entry phone security system, there is also OFF ROAD PARKING. There is NO ONWARD CHAIN, we hold keys so immediate viewing is available. In terms of transport, the Tram Link is close to Woodside Green along with bus routes and Norwood Junction BR/Overground Station serves the area with its frequent trains to London. The vendor informs us there is a Section 20 notice for new windows and doors and the vendor will cover these costs. Ask for further details. View now to avoid disappointment. Main photograph shows the rear of the development.

Tenure: Leasehold

Lease term: 189 years from the 25th of March 1986

Service charge: Vendor informs us the monthly Service Charge is £152.09 (awaiting sight of written confirmation)

Ground rent:



Top Floor Flat

Total Net Area
42.50m² (457 sq.ft.)
Total Gross Area
49.99m² (538 sq.ft.)

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	72	75
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.