



Lancaster Road, SE25
£300,000

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In general

- Two bedroom period conversion
- Private entrance
- No onward chain
- Open-plan kitchen with breakfast bar
- Convenient location
- Neutrally decorated throughout

In detail

A light, bright, and neutrally decorated two bedroom period conversion available for sale with no onward chain.

This well proportioned accommodation forms part of a detached Victorian building and is accessed via a private entrance to the side. The living space extends to 19ft 6 with a large double-glazed bay window (with a south-westerly aspect) and is socially open-plan to a well proportioned kitchen with plenty of work and storage space, as well as a sit-up breakfast bar. Other notable features include a separate utility room, a modernised bathroom, and a lawned communal rear garden which offers an outside space to relax on sunny summer days.

Lancaster road is conveniently positioned nearby Norwood Junction rail station (11 mins to London Bridge) and is convenient for access to central Crystal Palace and the High Street. Also, moments from Norwood Park and Lakes which are perfect for a morning jog or pleasant weekend stroll.

EPC: C | Council Tax Band: C | Lease: 108 years remaining | SC: £1,600 | GR: £200 | BI: Incl in SC

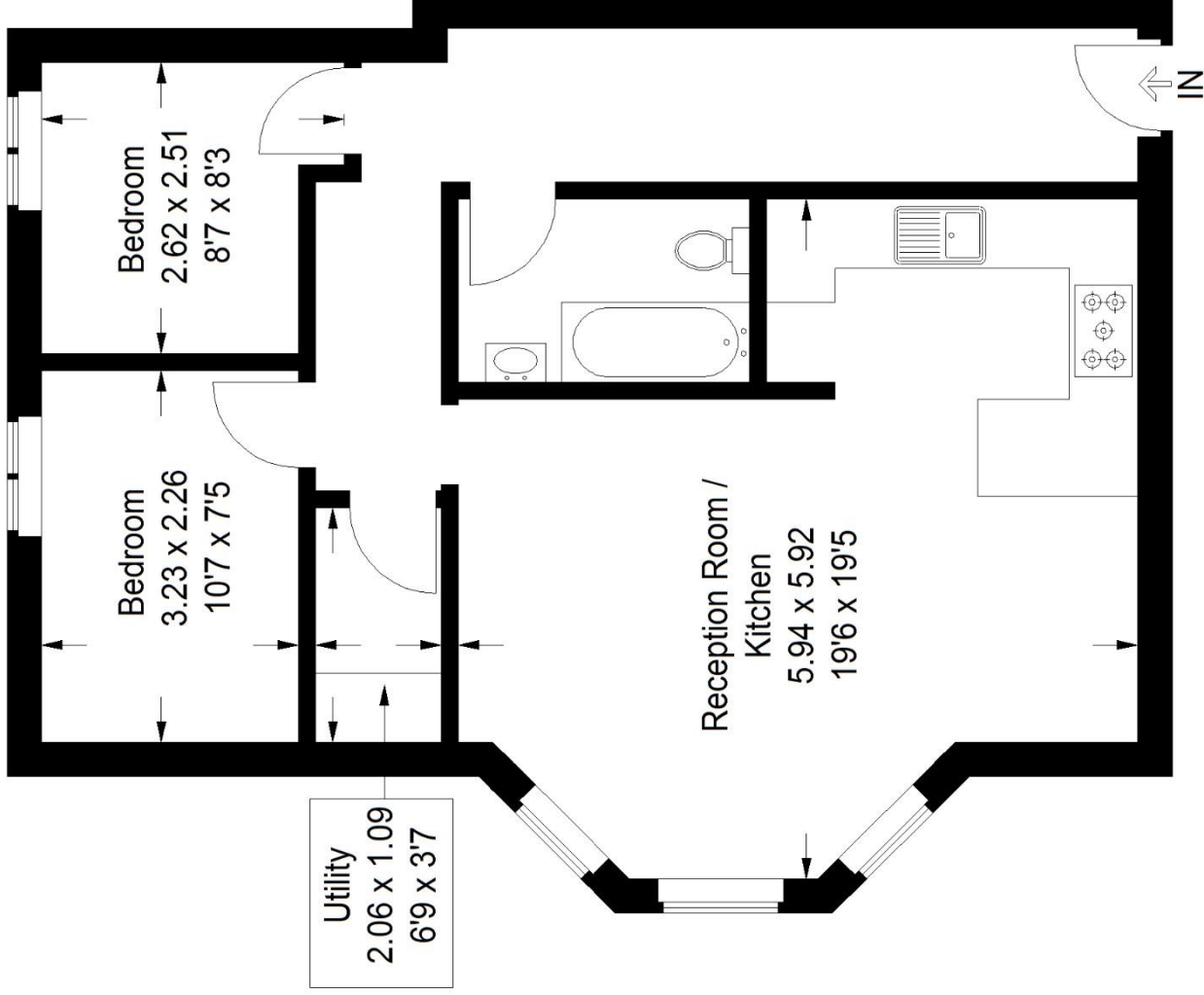


Floorplan

Lancaster Road, SE25

Approximate Gross Internal Area

62.5 sq m / 673 sq ft



Basement

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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