



Holmesdale Road, SE25

OIEO £325,000 *Leasehold*



Situated within easy reach of Norwood Junction station, we are delighted to offer to the market this lovely one-bedroom flat completely chain free.

The 625 Sq. Ft. property has been well-maintained by the current owners with modern and stylish fittings and finishings present throughout the flat.

KEY FEATURES

- 1 bathroom
- 1 bedroom
- 1 reception room
- 1 kitchen
- State-of-the-art Garden pod installed in August 2024, equipped with electricity



Crystal Palace

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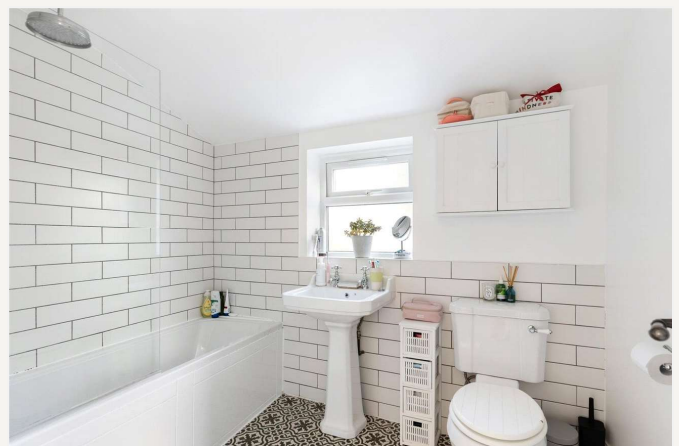
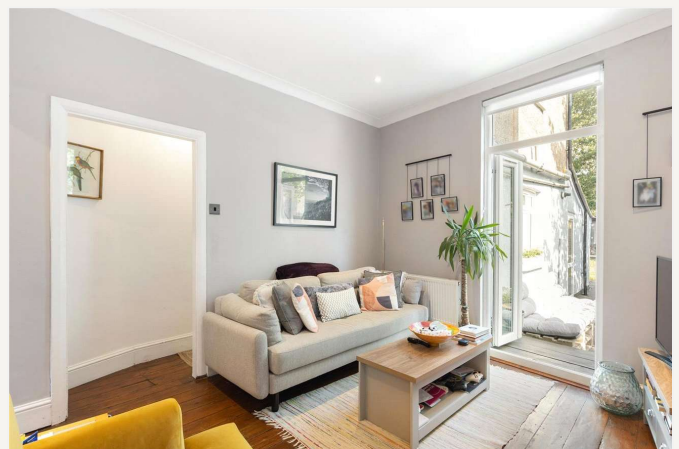
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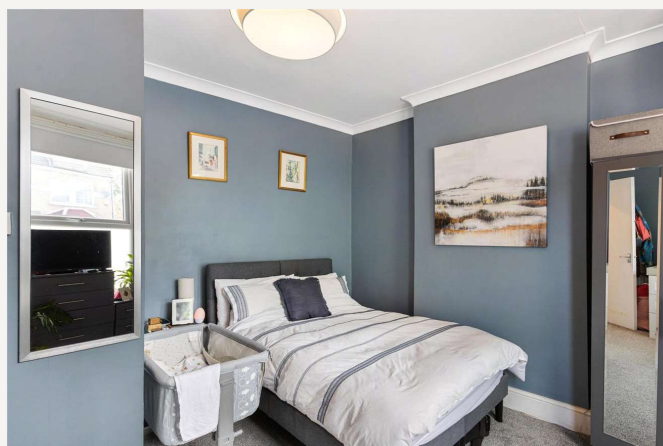
for every step...



The accommodation comprises; one bedroom, a reception room, a kitchen, a bathroom, and a lovely private garden. The property further benefits from off-street parking and a state-of-the-art multi-purpose garden pod installed in August 2024, equipped with full electricity, usable as an office or home gym! With large windows throughout the property, there is an abundance of natural lighting, making for a beautiful home perfect for first-time buyers.

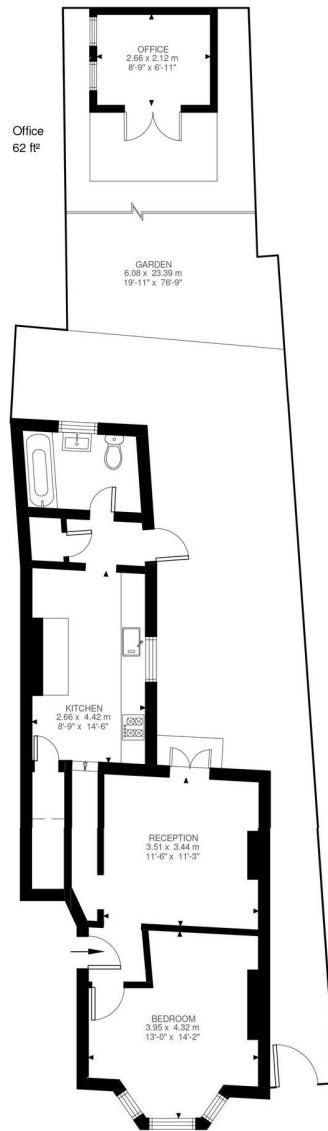
Holmesdale Road is within walking distance to Norwood Junction station which has high-speed links to London Bridge, the City and Gatwick Airport, travel and commuting into central has never been easier. Within easy reach of Grangewood Park and South Norwood Recreation Grounds, the property offers simple and convenient access to these lovely green spaces for residents to enjoy. The property is also moments away from the trendy Crystal Palace





MATERIAL INFO

Tenure: Leasehold
Term: 145 years
Service Charge: £0
Ground Rent: £ 0
EPC rating: D



Ground Floor
563 ft²

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

Holmesdale Road, SE25

Approximate Gross Internal Area

58.05 SQ.M / 625 SQ.FT

(INCLUDING OFFICE)

OFFICE 5.76 SQ.M / 62 SQ.FT

EXCLUSIVE TOTAL AREA 52.29 SQ.M / 563 SQ.FT

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 75 C |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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