

Suffolk Road, London, SE25 6BF



## Flat - Purpose Built

- Purpose Built Apartment Above Commercial Premises
- Lease Is 99 Years From October 2014
- Open Plan Kitchen/Living Room
- Communal Gas Heating
- Very Convenient For High Street & Norwood Junction Station
- Two Bedrooms
- Living Room With Double Aspect
- Double Glazing
- Entry Phone Security System
- No Onward Chain - Does Require Refurbishment

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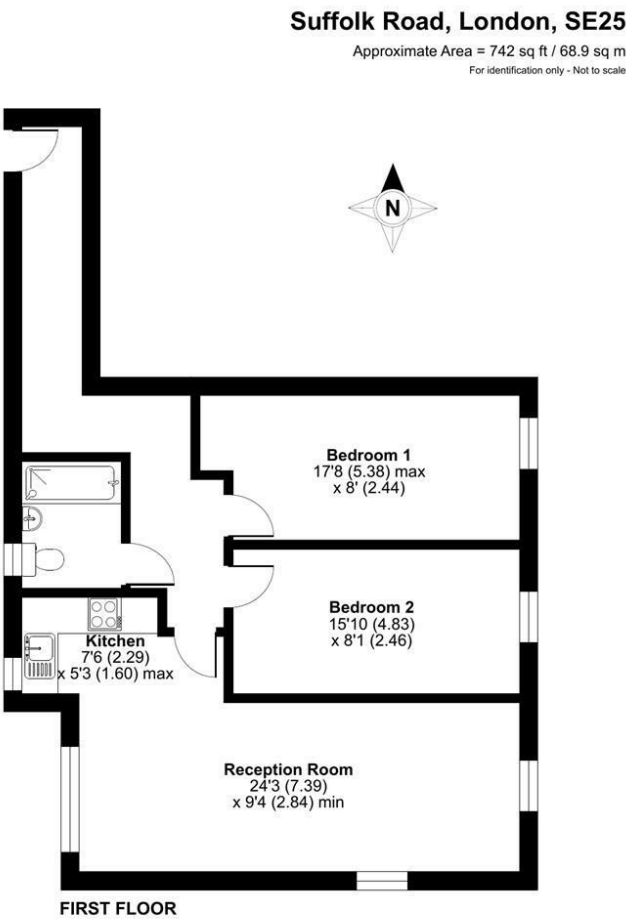
A well-proportioned purpose-built apartment situated above a commercial premises, just moments from South Norwood High Street and Norwood Junction BR/Overground Station. Located within a contemporary development, this property offers convenience and potential but requires refurbishment throughout. Features include an entry phone security system, double glazing, and communal gas central heating. There is a good sized open-plan fitted kitchen and a bathroom in white which needs work. With no onward chain, this apartment presents an excellent opportunity for buyers looking to add value in a prime location. THE PROPERTY REMAINS ON THE MARKET UNTIL EXCHANGE OF CONTRACTS.

Leasehold: 99 Years From October 2014 Service Charge: Residential - 31st Jan 2026 - 30th July 2026 - £1444.14 - Service Charge: Estate 31/07/2025 - 30/01/2026 306.42 - Sinking Fund: Residential 31st January 2026 - 30th July 2026 - £112.88 - Ground Rent: £375.00 paid half yearly = £187.50 (The ground rent increases every 33 years of the term by doubling)

EPC Rating: C - Croydon Council Tax Band: C - The property does not include a parking space. Service Charge half yearly = £1874.98 including buildings insurance which is £380.70

We carry out best endeavours to make our marketing material accurate and reliable, however they do not form part of any contract and are 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/>



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Home Castle. REF: 1272674

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 80                      | 80        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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.