



## Warminster Road, London, SE25

£310,000 Leasehold

- Chain free
- Victorian conversion
- Two well - proportioned bedrooms
- Recently refurbished
- Fitted kitchen
- Spacious three piece bathroom suite
- Communal garden
- Off street parking
- Stone's throw away from South Norwood Lake
- Close proximity to Norwood Junction Railway station and the local amenities found on the High street

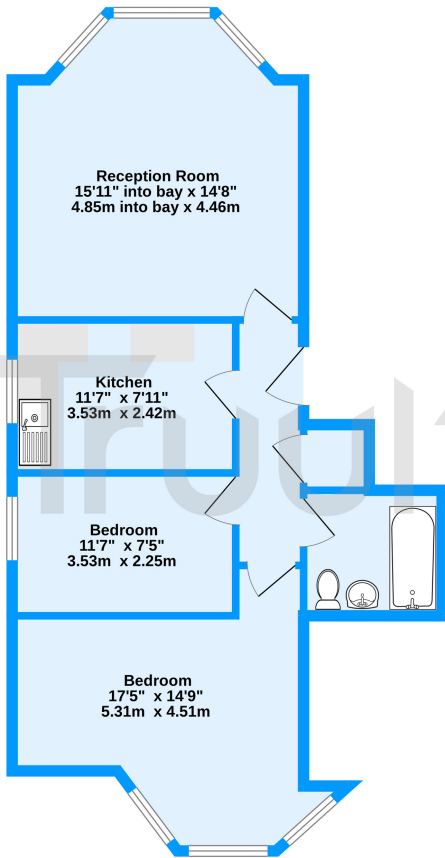
# Warminster Road, London, SE25

£310,000 Leasehold

Located on the sought-after residential street of Warminster Road is this raised ground floor, two-bedroom Victorian conversion flat that has recently been refurbished to a high standard.

Set within an imposing and stunning Victorian building, this property is chain-free and ready to be occupied. The quiet and scenic location of Warminster Road is just off Lancaster Road, SE25, with the property ideally positioned for quick access to Norwood Junction Railway station which has very good train links to all the destination hot spots such as London Victoria, London Bridge and Central London.

Ground Floor  
664 sq.ft. (61.7 sq.m.) approx.



Warminster Road, South Norwood, SE25  
TOTAL FLOOR AREA: 664 sq.ft. (61.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	71	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			
England, Scotland & Wales		EU Directive 2002/91/EC	

