

**SOLD STC**



**Sanderstead Road, South Croydon**

**2 Bedrooms, 1 Bathroom, Top Floor Flat**

**Offers In Excess Of £325,000**

**MARTIN&CO**





## Sanderstead Road, South Croydon

- A Particularly Spacious Top Floor Flat
- Over 1100 Sq Ft (104SQM)
- Large 19' Reception Room with Feature Exposed Brick Wall
- Eat-In Kitchen
- Two Large Double Bedrooms
- Separate Internal Study

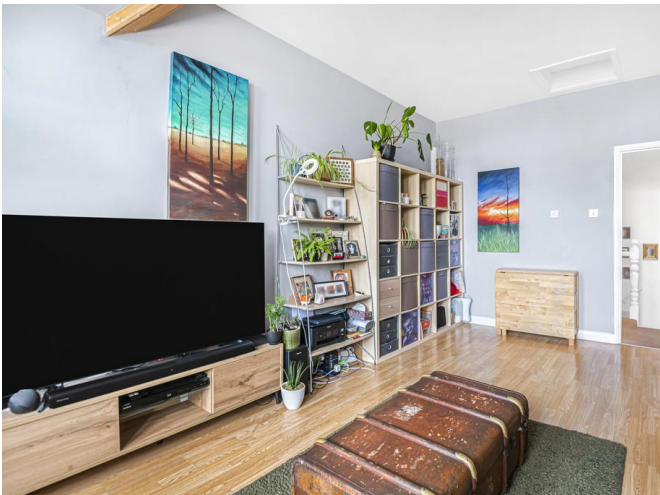
Enjoying a popular and convenient location, just a short stroll from both Sanderstead and Purley Oaks Stations, this particularly spacious top (2nd) floor flat simply must be seen, to be fully appreciated.

one of only two flats in the building, the property comprises a split-level hallway, a big 20' living room with large windows and an exposed brick wall giving the room a cool loft-like vibe, an eat-in kitchen, two double bedrooms, a separate internal study or store room, a bathroom/wc and benefits from gas heating.

The flat is close to a good range of local shops, cafes, restaurants and takeaways, within easy walking distance of both Sanderstead and Purley Oaks Stations. Regular bus services towards Croydon & Purley are also right outside, along Brighton Road.

Probably the largest property available locally at this price point - call Martin & Co Croydon now for an appointment to view!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

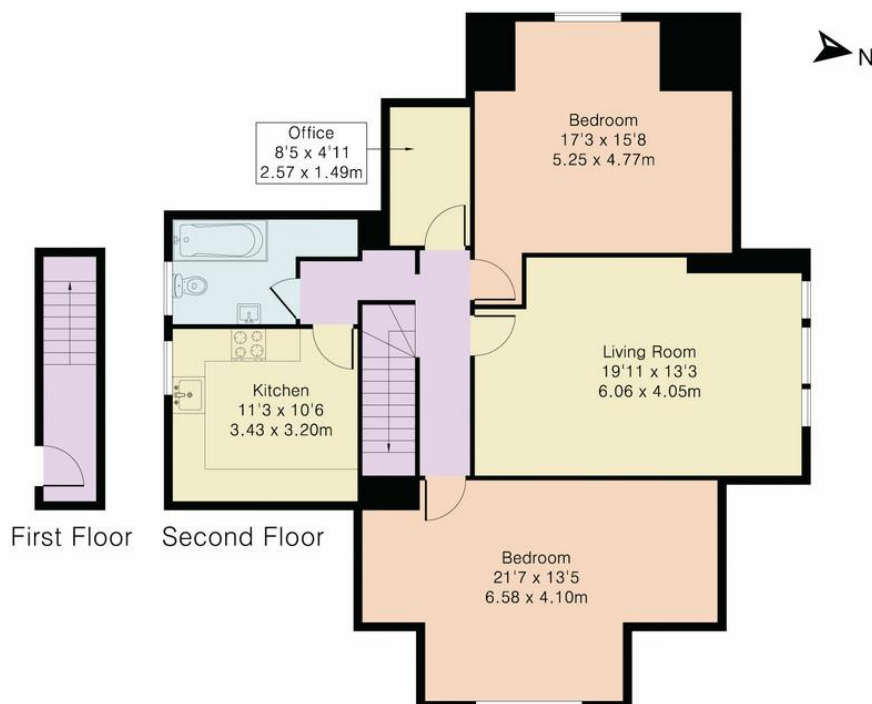




**Approximate Gross Internal Area 1126 sq ft - 104 sq m**

First Floor Area 48 sq ft – 4 sq m

Second Floor Area 1078 sq ft – 100 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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## Martin & Co Croydon

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