



**Croydon Road, London SE20 7AB**



## welcome to Croydon Road, London

A charming, chain-free, one-bedroom first-floor flat with private entrance, modern interiors, and excellent transport links in the heart of SE20.

A well-maintained one-bedroom apartment offering approximately 465 sq ft (43.19 sq m) of thoughtfully arranged living space. Set on the first floor and accessed via its own private entrance, the property provides a sense of independence and privacy.

Inside, the flat features a bright and spacious reception room, ideal for both relaxing and entertaining. The separate kitchen is fitted with modern units and integrated appliances, offering a clean and functional space for cooking. The double bedroom is generously sized and benefits from good natural light and storage options. The bathroom is finished with contemporary fittings, including a full-size bath and sleek tiling. Additional highlights include allocated off-street parking and access to a communal garden.

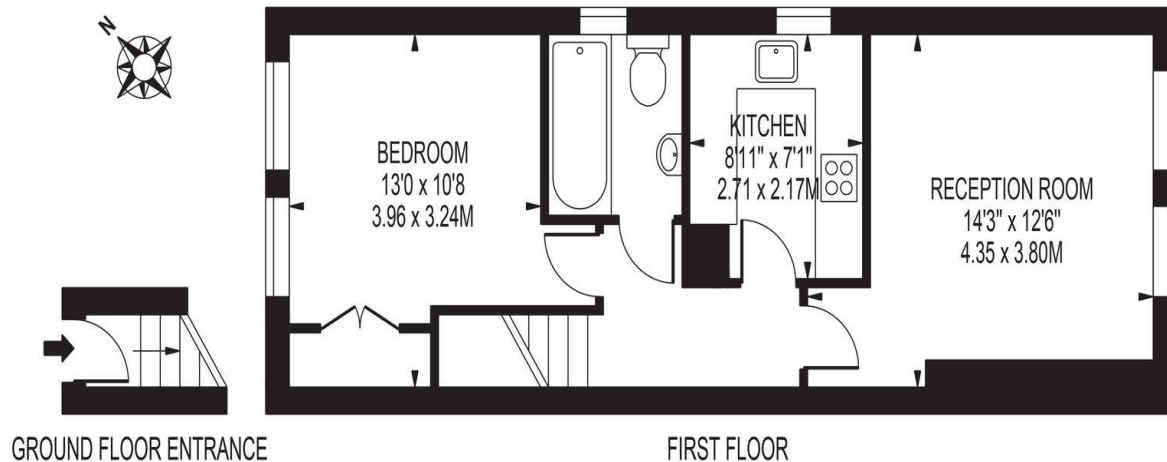
Located on Croydon Road, the property is ideally positioned for commuters and city explorers alike. Anerley Station and Birkbeck Station, both approximately 0.4 miles away, provide convenient Overground and Southern rail services. Avenue Road Tram Stop is only 0.5 miles from the property, offering Tramlink connections to Beckenham Junction, East Croydon, and beyond. Additionally, Penge East Station is within easy reach, offering direct services to London Victoria in as little as 17 minutes. This excellent transport network makes commuting into Central London and across South London both quick and straightforward.

The area is well-served by a variety of shops, cafes, and restaurants, with larger supermarkets and retail options nearby. For leisure and outdoor activities, the expansive Crystal Palace Park is within easy reach, offering green space, sports facilities, and cultural attractions.



## CROYDON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 465 SQ FT - 43.19 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



### **Lease Information:**

Term of Lease 125 years from 21 Sep 2018.

Annual Ground Rent: £200

Annual Service Charge: £1507.40

Building Insurance: Included in Service Charge

Additional: Gardener - £16 per month (approx.)

## welcome to Croydon Road, London

- First-Floor Apartment
- One-Bedroom
- Separate Kitchen & Living Room
- Allocated Off-Street Parking
- Excellent Transport Links - Anerley, Birkbeck & Penge East Stations
- Close to Crystal Palace Park - Green space and leisure nearby.
- Communal Garden Access
- No Chain

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1507.40

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 21 Sep 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £275,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SYD103174 - 0004

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