



Croydon Road, SE20 | £300,000

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In General

- Two bedrooms
- No onward chain
- A share of freehold
- Private entrance
- Direct access to garden
- Convenient for transport links
- Good decorative order

In Detail

A welcoming and homely two bedroom ground floor garden flat available for sale with no ongoing chain.

The property is accessed via a private entrance and offers fresh decor and a modernised kitchen and bathroom.

Further highlights include a share of the freehold, direct access to a low maintenance private patio (with a well maintained mature communal garden beyond), outside store room, ideal for bike storage.

Croydon Road is well served by a number of rail links including Birkbeck, Anerley and Norwood Junction (fast to London Bridge), as well as various nearby shopping and leisure options.

In our opinion, an ideal first purchase.

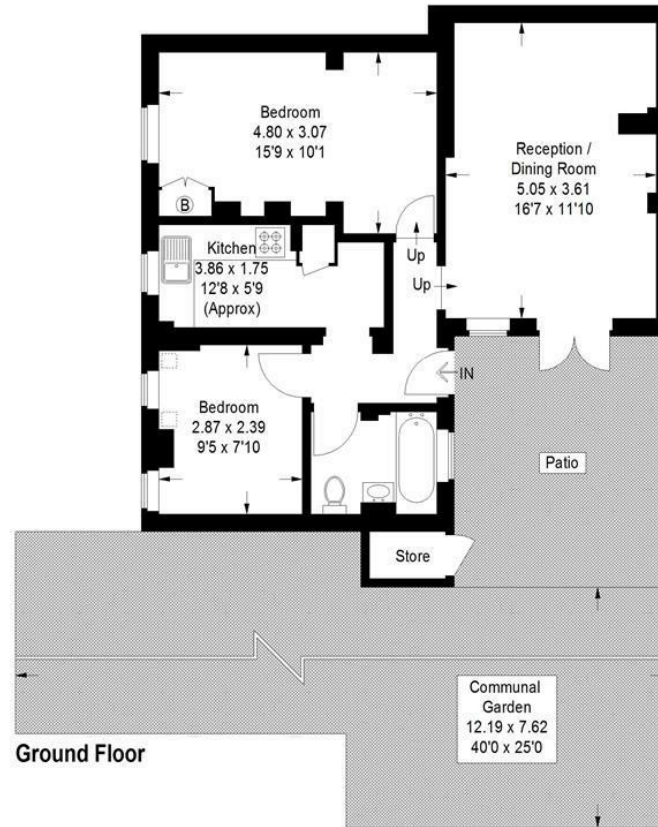
EPC: C | Council Tax Band: C | Lease: 101 years remaining | SC: £125 pcm | GR: n/a | BI: TBC




Floorplan

Croydon Road, SE20

Approximate Gross Internal Area
(Excluding Store)
56.8 sq m / 611 sq ft




Ground Floor

 = Reduced headroom below 1.5 m / 5'0

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
102 plus) A		
(61-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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