

FOR SALE



Pawsons Road, Croydon CR0

GUIDE PRICE £200,000 Leasehold

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Property Description

Offered chain-free to the market, this one-bedroom flat boasts a double bedroom with built-in wardrobes, a separate kitchen, a three-piece bathroom, and a good-sized living room, perfect for hosting guests.

For commuters, there are excellent bus routes to Croydon Central and Elephant & Castle, while Selhurst Station offers quick and easy connections to London Victoria and London Bridge. In addition to the superb transport links, Croydon Town Centre is just a short distance away, providing a vibrant high street with a wide range of popular shops, restaurants, and amenities.



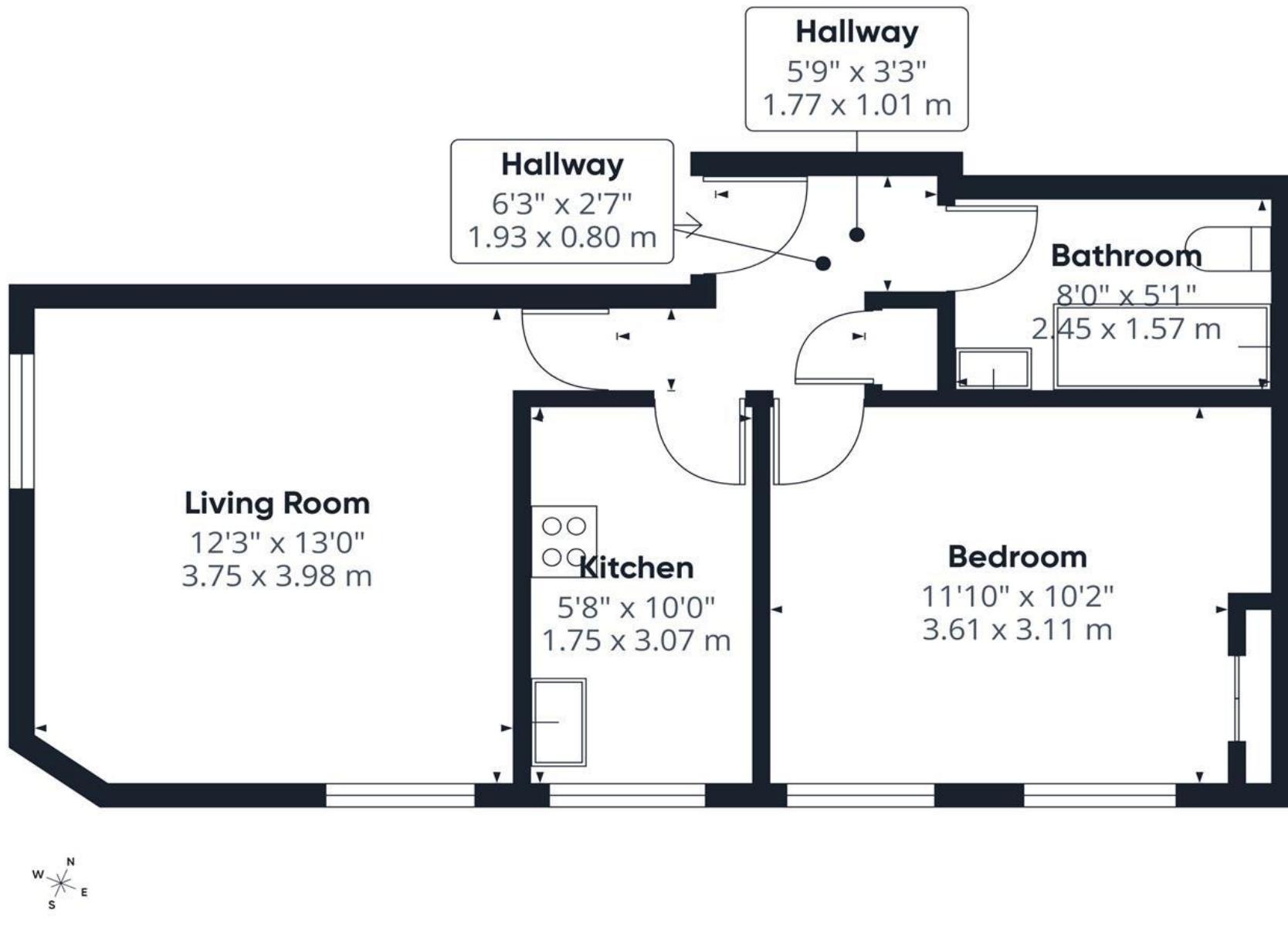
Disclaimer

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		83
69-80 C	72	
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	







Material Information

Tenure – Leasehold

Length Of Lease – 180 years remaining

Service Charge – £2202.42

Council Tax Band – B

Local Authority – Croydon Council



Property Type

Flat (Purpose Build)



Construction Type

Brick



Parking

No Parking



External Wall Survey

N/A



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Electric
Communal



Broadband

Standard/ Superfast/
Ultrafast



Mobile Signal

Good Coverage

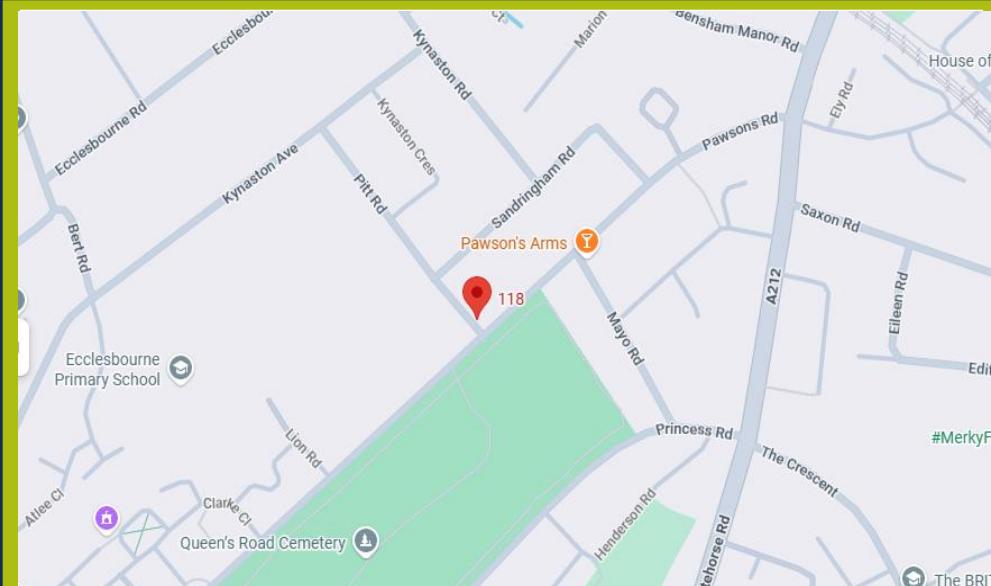


Flood Risk

Has the property been flooded in the past
five years: **NO**
Risk Level: **Low**



**Proposed Development
in Immediate Locality?**
None



Balham

45 Bedford Hill,
London, SW12 9EY
020 8673 4666



Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
0208 679 9889

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