

FOR SALE



Pawsons Road, Croydon CR0

GUIDE PRICE £200,000 Leasehold

1

1

samuel estates
YOUR PROPERTY • OUR BUSINESS

Property Description

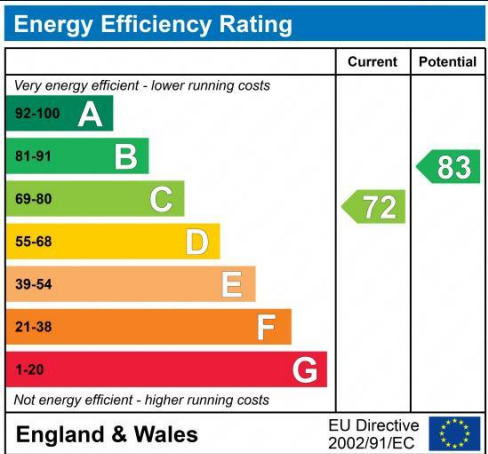
Offered chain-free to the market, this one-bedroom flat boasts a double bedroom with built-in wardrobes, a separate kitchen, a three-piece bathroom, and a good-sized living room, perfect for hosting guests.

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.



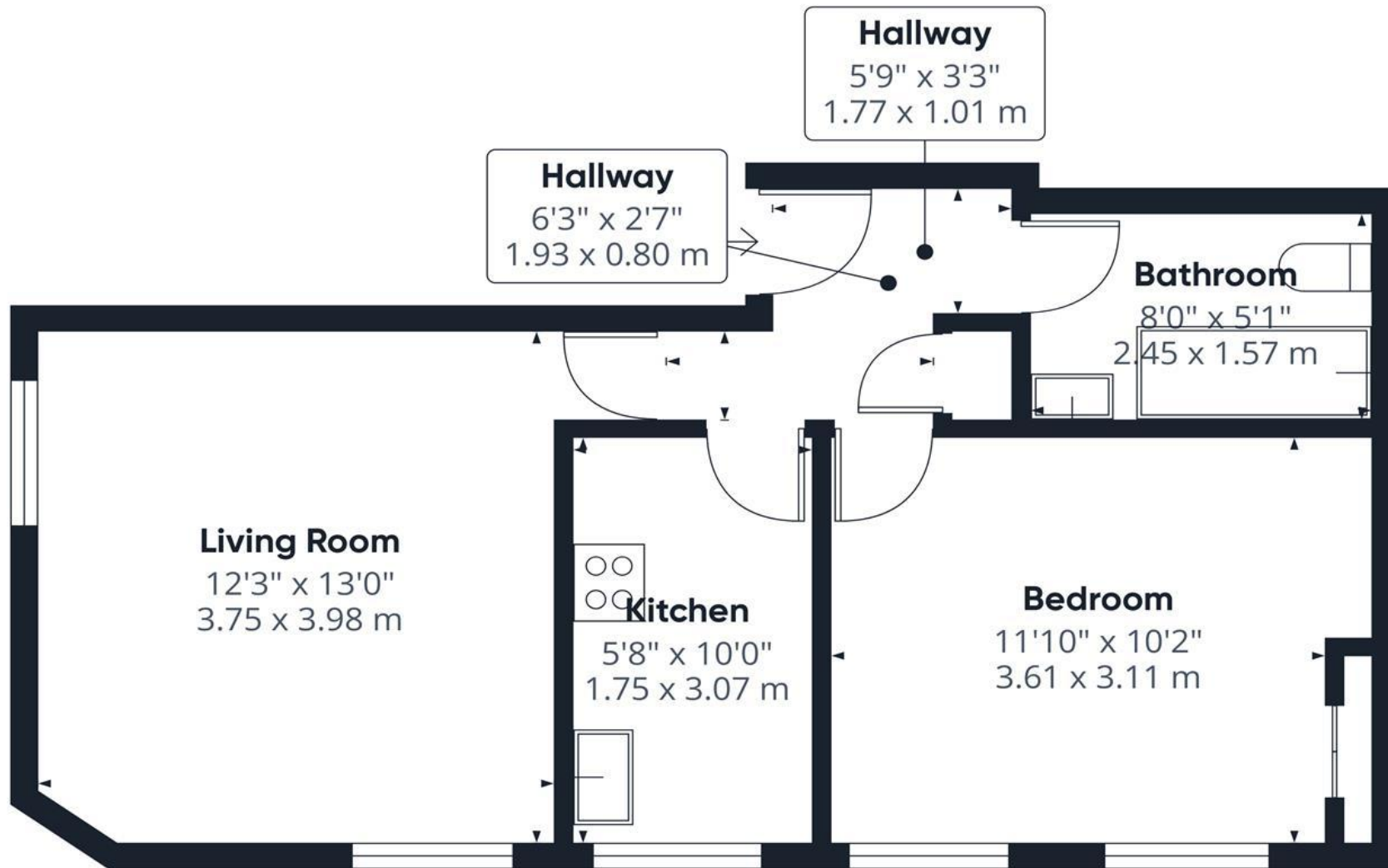
Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.









Approximate total area^m
450 ft²
41.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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

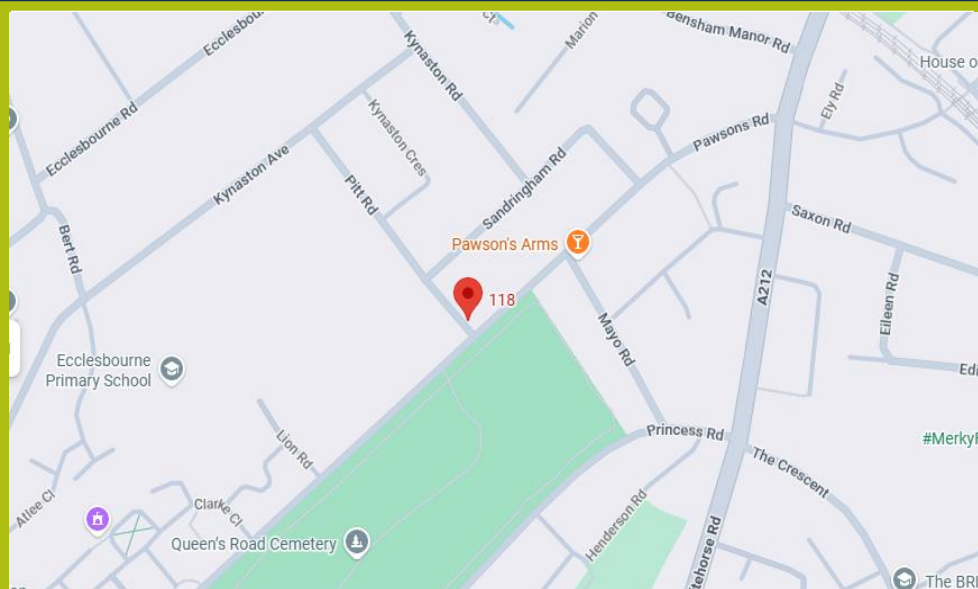


Flood Risk

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



samuelestates.com