

FOR SALE



Nova Road, Croydon, CR0

GUIDE PRICE £200,000 Leasehold

 2
 1


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Property Description

Offered Chain frees this property consists of a first floor featuring a spacious kitchen, reception room, double bedroom, single bedroom, and a bathroom. The property requires full modernisation/refurbishment but offers excellent potential, including scope for further expansion via a loft conversion and rear extension (STPP).

Nova Road is conveniently located within walking distance of Croydon Town Centre, which offers a wide range of shopping and leisure facilities, as well as the proposed Westfield development currently in progress. The property also benefits from being within easy walking distance of West Croydon train and bus stations.

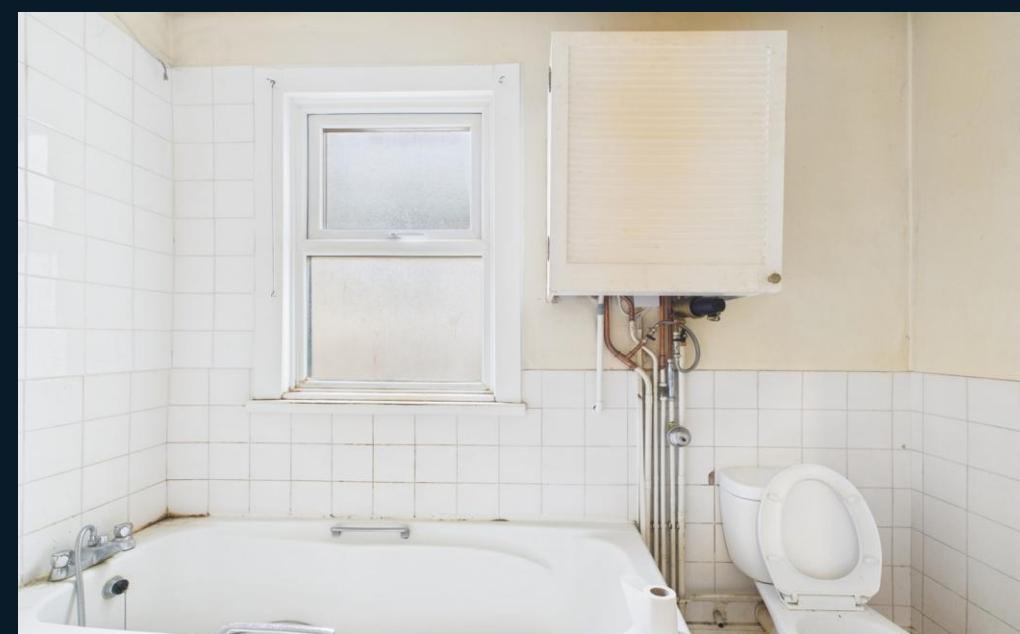
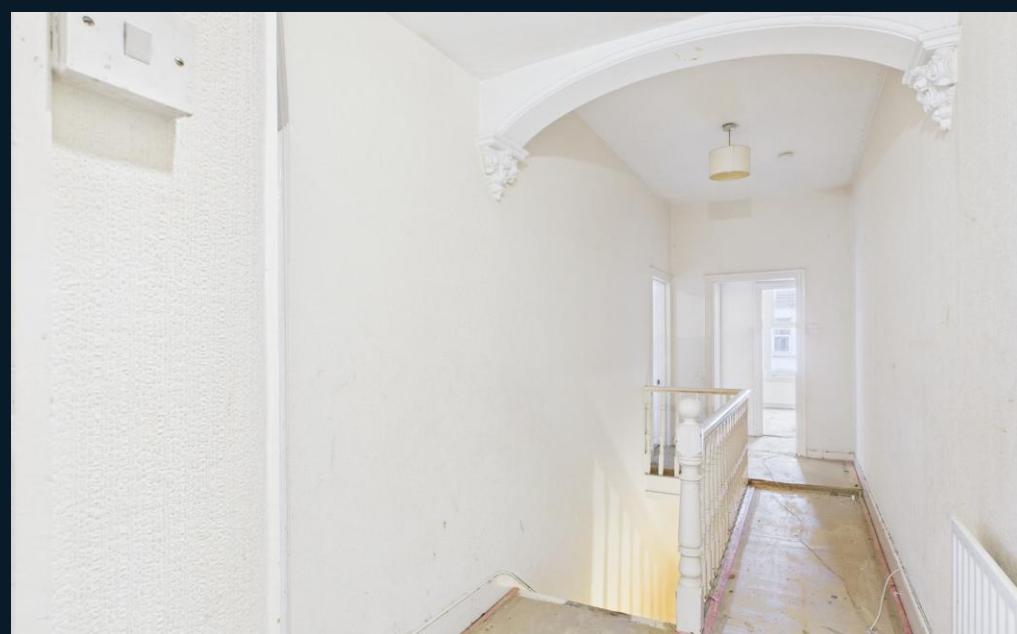


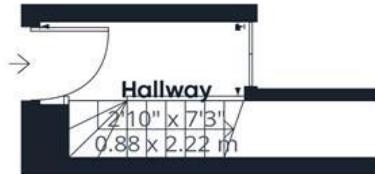
Disclaimer

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		79
55-68 D	64	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





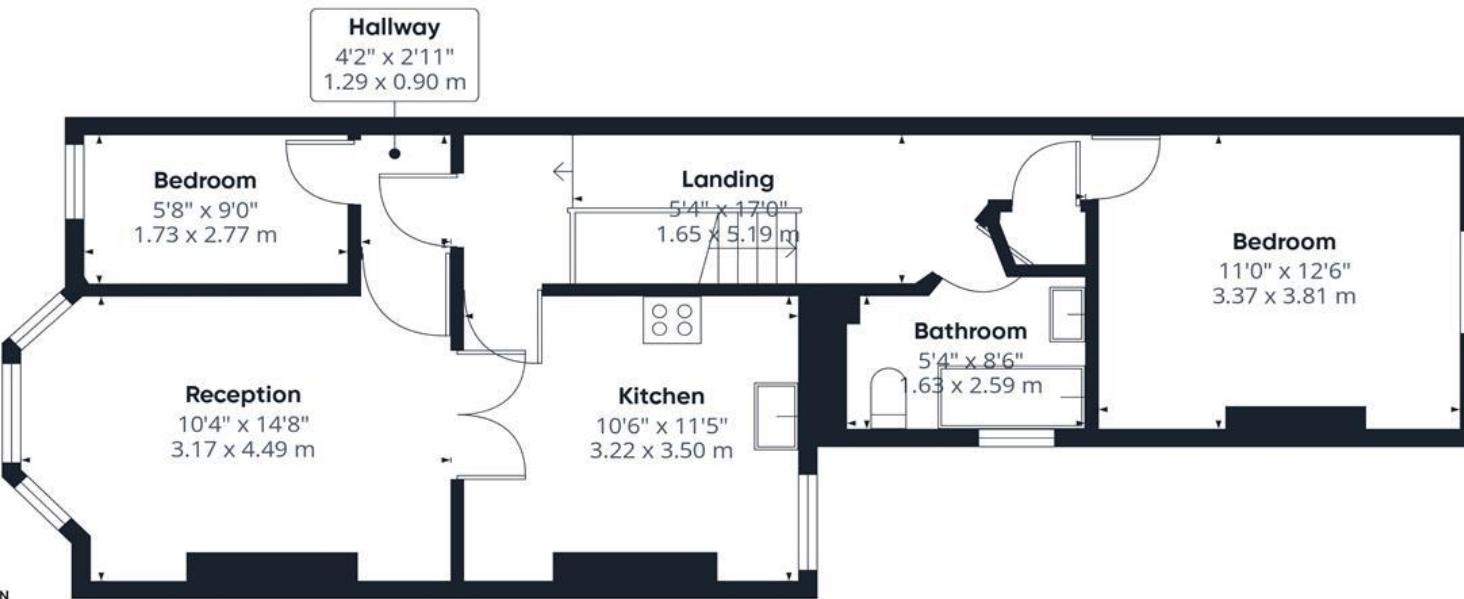


Ground Floor

Approximate total area⁽¹⁾

645 ft²

60 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 – 156

Service Charge – £500

Ground Rent – Peppercorn

Council Tax Band – C

Local Authority – Croydon Council



Property Type

Flat (Terraced)



Construction Type

Brick



Parking

No Parking



External Wall Survey

N/A



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Central Gas Heating



Broadband

Standard/ Superfast/
Ultrafast



Mobile Signal

Good Coverage



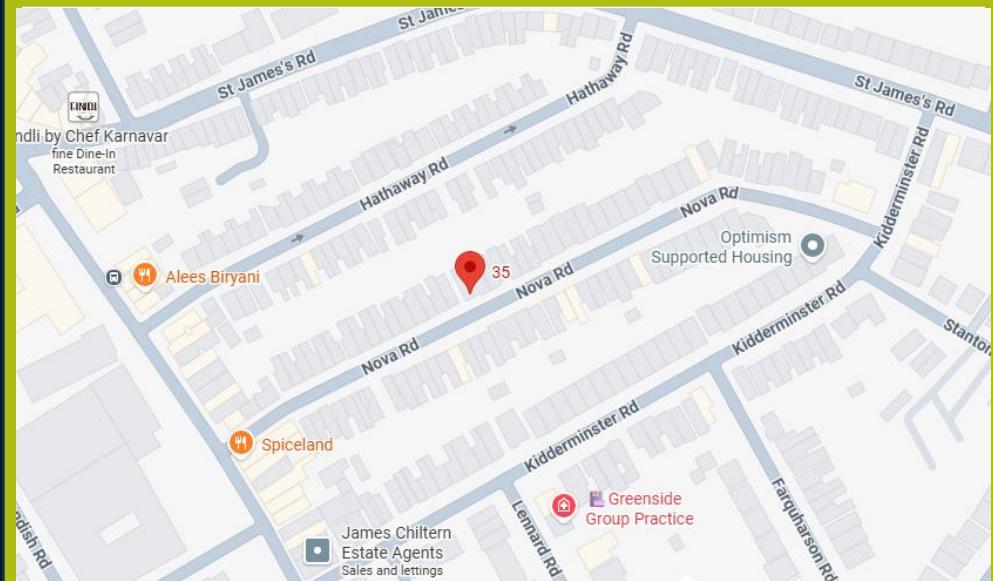
Flood Risk

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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