



**Basement Flat Avondale Road, South Croydon CR2 6JE**

**Welcome to**

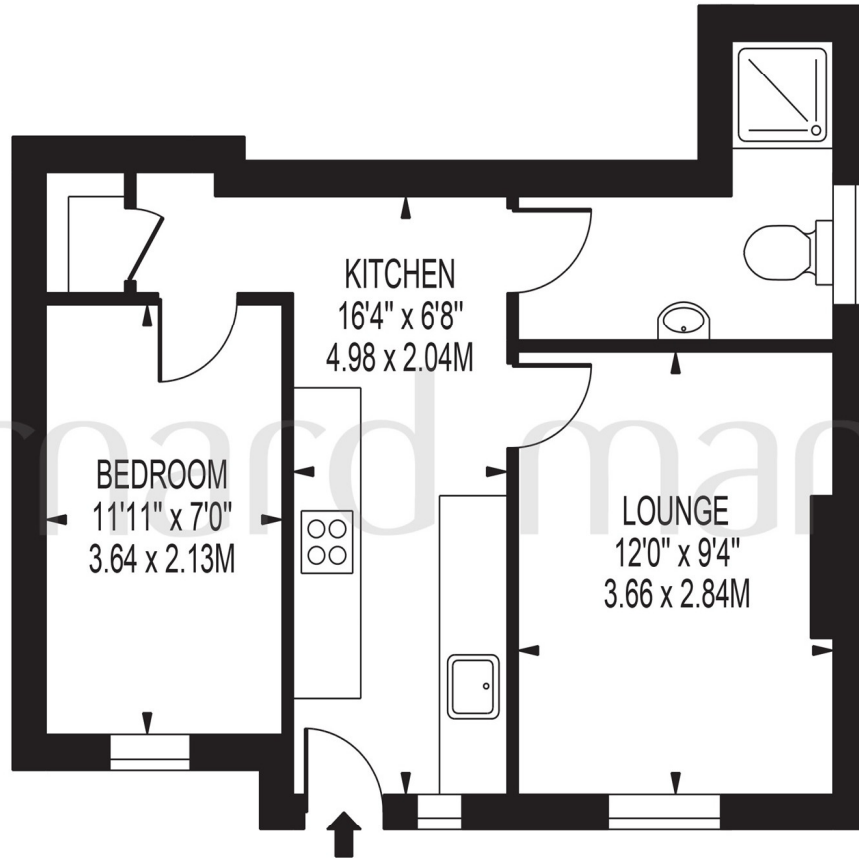
**Basement Flat Avondale Road, South Croydon**

A charming one-bedroom lower ground floor apartment located on the popular Avondale Road. A standout feature of this property is the private garden, which offers exclusive access directly from the apartment.



# AVONDALE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 381 SQ FT - 35.37 SQ M



GROUND FLOOR

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.

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## **Basement Flat Avondale Road, South Croydon**

- One Bedroom Flat
- Private Rear Garden
- Popular Residential Road
- No Chain
- Nearby to South Croydon Train Station

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £240,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SCS108881](https://barnardmarcus.co.uk/Property/SCS108881)



Property Ref:  
SCS108881 - 0005

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