



**Broad Green Avenue, Croydon CR0 2ST**



**welcome to**  
**Broad Green Avenue, Croydon**

Victorian style one bedroom flat convenient to shops, bus routes, West Croydon Railway Station and Croydon town centre.

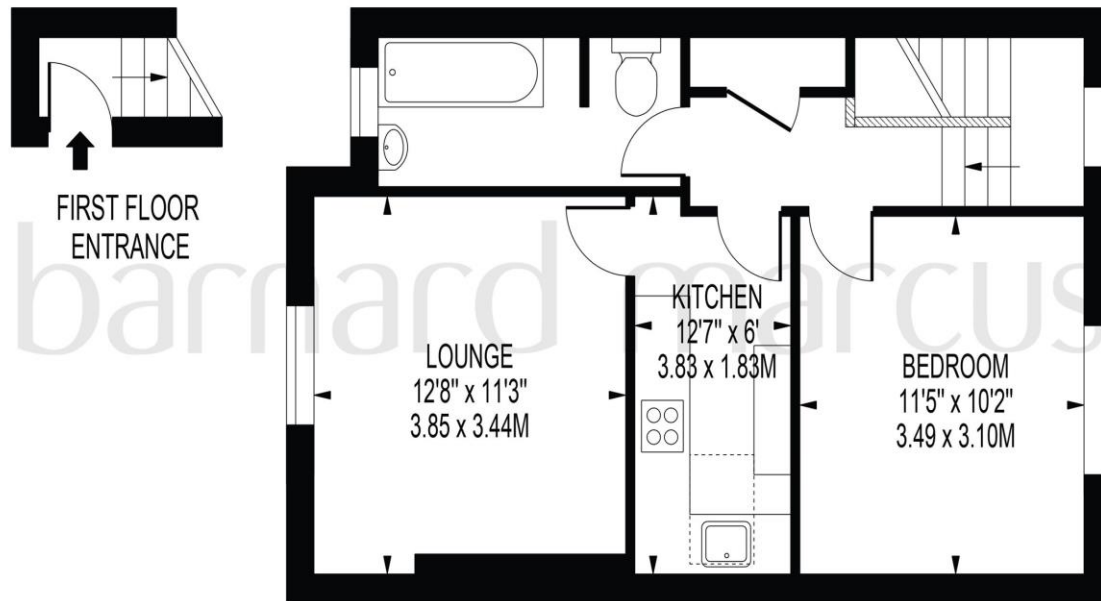
This lovely conversion top floor flat located in the broad green area comprises of a generous lounge diner, double bedroom, bathroom and kitchen. An additional benefit is that it is walking distance to west Croydon station with links all across London.

Perfect for a first-time buyer looking to get onto the property or a buyer to let investor.



# BROAD GREEN AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 490 SQ FT - 45.56 SQ M



## SECOND 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.



**welcome to**

## **Broad Green Avenue, Croydon**

- Conversion
- Top floor
- One bedroom
- Lounge/Diner
- Walking distance to West Croydon station

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1981. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£200,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/THH113764](https://barnardmarcus.co.uk/Property/THH113764)



Property Ref:  
THH113764 - 0003

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**barnard marcus**



**020 8683 0190**



[thorntonheath@barnardmarcus.co.uk](mailto:thorntonheath@barnardmarcus.co.uk)



4-5 Brigstock Parade, London Road,  
THORNTON HEATH, Surrey, CR7 7HW



**[barnardmarcus.co.uk](https://barnardmarcus.co.uk)**