



**4 Edridge Road  
Croydon, CR0 1GB**

Guide Price £300,000

**Gao**  
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## MAIN FEATURES:

- Well Presented Upper Floor Apartment
- High Gloss Kitchen Opening to a Good Size Lounge/Diner
- Large Double Bedroom
- Modern Family Size Bathroom/WC
- Communal Roof Terrace & Sky Lounge
- Private Dining Room, Screening Room, Rooftop Gym, Yoga Room & Games Lounge
- Pet Friendly Development with Pet Spa on the Ground Floor

Stylish 21st Floor Apartment with Exceptional Amenities – Ideal Investment opportunity set on the upper 21st floor of a landmark development, this well-presented apartment at Edridge Road offers modern city living with impressive views and an outstanding range of resident facilities. Available to landlords only, the property is sold with a paying tenant in situ, making it an attractive, ready-made investment. The apartment features a sleek high-gloss kitchen seamlessly opening into a generous lounge/diner, creating a bright and contemporary living space ideal for modern lifestyles. There is a large double bedroom with ample room for storage, complemented by a modern, family-size bathroom/WC finished to a high standard. Residents benefit from an exceptional suite of communal amenities rarely found in the area, including a communal roof terrace and sky lounge, private dining room, screening room, rooftop gym, yoga room and games lounge. The development is pet friendly, complete with a pet spa on the ground floor, and offers excellent peace of mind with 24-hour concierge and security. A long lease further enhances its investment appeal.

Located in the heart of Croydon town centre, Edridge Road provides superb connectivity with fast links to London Bridge, Victoria and Gatwick Airport, as well as easy access to shops, restaurants, Boxpark Croydon and leisure facilities. Nearby green spaces such as Wandle Park and Lloyd Park add balance to urban living. A prime buy-to-let opportunity in a thriving, well-connected location.

## MEET THE TEAM



Tom Cranenburgh



Lewis Foster



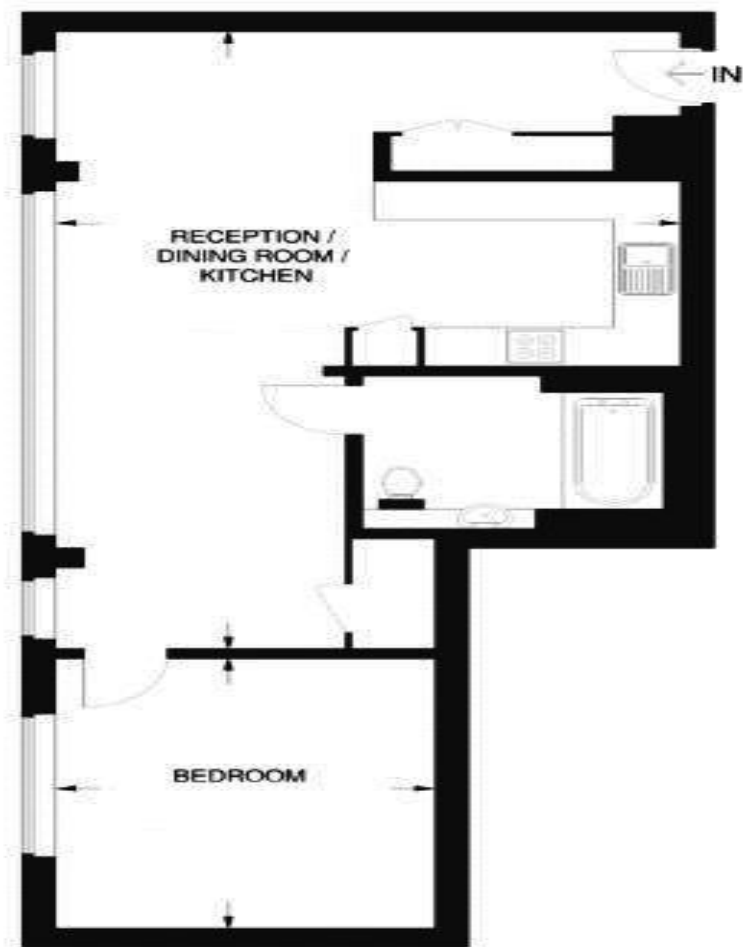
Ruby Richards



Ray Aguirre

We are here to help with any questions or information you need.

Are you looking for a solicitor or mortgage?  
We can help arrange an appointment - Get in touch.



This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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