

Croydon Road, London, SE20 7AB



## Flat

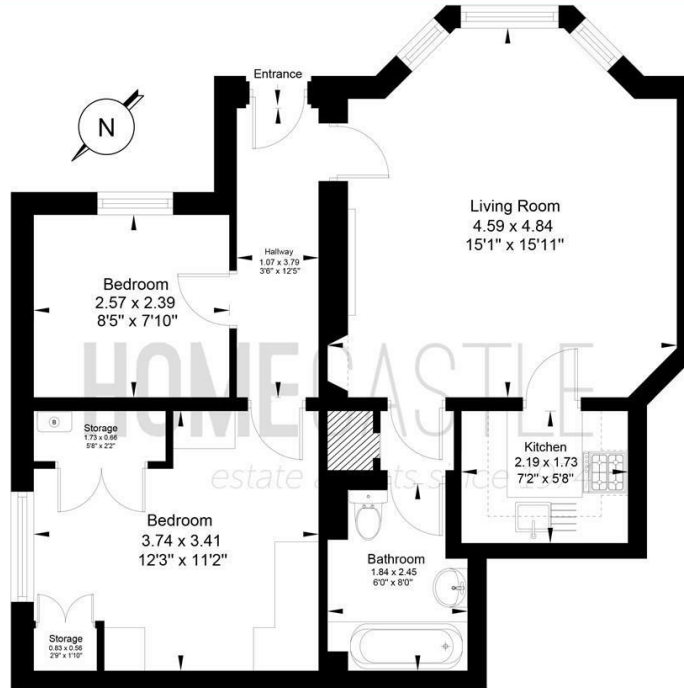
- Conversion Character Flat
- Maisonette Style (Own Private Front Door)
- Placed On A Bold Corner Position
- Fitted Kitchen With Oven & Hob
- Shared Garden & Off Road Parking
- Two Bedrooms
- Set In An Impressive Property
- Double Glazing & Gas Central Heating With Radiators
- Bathroom In White
- Vendor Informs Us No Onward Chain

# Croydon Road, London, SE20 7AB

**\*\*NO STAMP DUTY FOR FIRST TIME BUYERS\*\***

A ground floor, two bedroom, character, conversion style flat set in an impressive period building on a bold corner plot and is of maisonette style (own private front door). The property consists of a bright and impressive living room with a superb character fireplace and a large bay with windows. Other benefits include double glazing and gas central heating with radiators. The fitted kitchen has an oven and hob and the bathroom is finished in white. The two bedrooms are of a good size and all of the flat in our opinion is well decorated and is a credit to its present owner, who informs us there is no onward chain. Transport is provided by local buses, both Birkbeck and Anerley BR Stations are local. Outdoor leisure activities can be found at Betts Park (which has the last remaining section of the old Croydon Canal) and also Crystal Palace Park. Last but not least the property has shared gardens and off road parking. We understand the vendor is in the process of extending the lease. Ask for full details. Early viewing is advised.

Tenure: Leasehold  
 Lease Term: 99 years from 25th March 1989 (being extended to 120 years)  
 Service Charge: £1,423.20 per annum  
 Ground Rent: Variable as therein mentioned  
 EPC Rating: C  
 Bromley Council Tax Band: C - 1,543.76



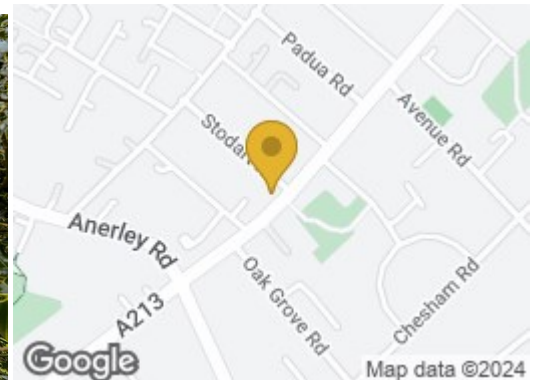
## Ground Floor Apartment

Total Internal Area  
 55.43m<sup>2</sup> (597 sq.ft.)

FOR ILLUSTRATIVE PURPOSES ONLY

Whilst every attempt has been made to ensure the accuracy of this floor plan contained here, we cannot take any responsibility for any errors.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</b>	<b>79</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Whilst you are at liberty to use any firm of solicitors of your choice, Homecastle can, if requested, recommend solicitors.

If you choose Cook Taylor Woodhouse solicitors from our list, Homecastle will receive a £150 referral voucher.

If you require clarification on any point please contact us particularly if travelling some distance to view. All services appliances, fittings and central heating etc (if applicable) have not been tested by our company. Measurements are taken by laser tape to the widest point of the room, are approximate and may be subject to a margin of error. Lease, ground rent, maintenance and garden details (if applicable) cannot at present be relied upon as being correct. We are awaiting clarification from the vendor's solicitors. The description of this property is only the opinion of our Company.