



- Two 1 bedroom flats
- Freehold included in sale
- Potential for extension
- Great location

## Elgin Road, Croydon, CR0 6XD

Investment opportunity. Two one bedroom flats for sale. Freehold for the whole building to be included. Potential lease extension to one other flat! Great location for hospital and amenities. Possible potential for extension. Basement/garden flat with private courtyard currently let with tenancy due to end. First floor flat with vacant possession. EPC Rating D. Tax Band B.

**Asking Price Of £429,995**



## Property Description

Investment opportunity. Two one bedroom flats for sale. Freehold for the whole building to be included. Potential lease extension to one other flat! Great location for hospital and amenities. Possible potential for extension. Basement/garden flat with private courtyard currently let with tenancy due to end. First floor flat with vacant possession. Introduction fee due on exchange.

EPC Rating D. Tax Band B.







**Basement/  
Ground Floor  
(Self Contained)**  
Floor area 48.9 m<sup>2</sup> (527  
sq.ft.)

**Second Floor Flat  
(Self Contained)**  
Floor area 32.7 m<sup>2</sup> (352  
sq.ft.)

**TOTAL: 81.7 m<sup>2</sup> (879 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements