



Spencer Road, South Croydon, Surrey, CR2 7EH

Pollard Machin

estate agents since 1885

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Monthly Rental Of £1,500

This well-presented one-bedroom ground floor flat is located on the sought-after Spencer Road, offering a perfect blend of space, comfort, and convenience. The property boasts a large private garden with decking area, ideal for outdoor dining, relaxing, or entertaining.

Inside, the accommodation is generously proportioned and comprises:

Spacious double bedroom

Bright and airy living room with ample space for both lounge and dining furniture

Modern fully equipped kitchen including fridge-freezer, washing machine, and dishwasher

Stylish bathroom with bathtub and overhead shower

Gas central heating with combi boiler

Location & Transport

Spencer Road is a popular residential street in South Croydon (CR2), offering both peace and accessibility. The property is conveniently located within easy reach of:

South Croydon Station – providing direct links to London Bridge and London Victoria in under 30 minutes.

East Croydon Station – offering fast connections to London, Gatwick Airport, and Brighton.

Excellent local bus services along Brighton Road and surrounding areas.

Local Amenities

The property benefits from a fantastic range of shops, cafés, and restaurants nearby. Croydon town centre and Boxpark Croydon are within easy reach, providing vibrant dining and entertainment options. Local supermarkets, gyms, and green spaces (including Lloyd Park) are all close by.

EPC Rating: D. Croydon Council Tax Band: C. Deposit: £1730.



Spencer Road

Approximate Gross Internal Area
467 sq ft - 43 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

The Agents has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Viewings Strictly by Appointment Only

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