


**Approximate total area<sup>(1)</sup>**  
536.89 ft<sup>2</sup>  
49.88 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Energy Efficiency Rating		Current	Potential
<b>Very energy efficient - lower running costs</b> (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b>		84	84
<b>Not energy efficient - higher running costs</b>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

A large, multi-story brick house with white window frames and a black metal fence in the foreground. The house features a mix of red brick and white-painted upper sections with black timber-style framing. Several windows are visible, some with white frames and others with black frames. A black metal fence with ornate scrollwork runs across the front, with a large green bush in front of it. The sky is clear and blue.

**£250,000** Limsfield Road, South Croydon, CR2 9LB

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EPC rating B  
Croydon Council tax band C  
Tenure: Leasehold  
116 Years Remaining on the lease  
Annual service charge: Circa £3235.00  
Annual ground rent: £500



Entrance Hall  
7'1" x 6'3" (2.17 x 1.93)

Living Room  
21'9" x 11'0" (6.64 x 3.37)

Kitchen  
5'11" x 7'4" (1.81 x 2.24)

Bedroom  
12'4" x 9'5" (3.78 x 2.89)

Walk in Wardrobe  
4'5" x 5'7" (1.35 x 1.71)

Bathroom  
7'1" x 6'9" (2.16 x 2.08)

Storage  
4'7" x 6'5" (1.42 x 1.96)

