

Approximate total area⁽¹⁾
 553.94 ft²
 51.46 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

Floor 2

£325,000 Campden Road, South Croydon, CR2 7BZ



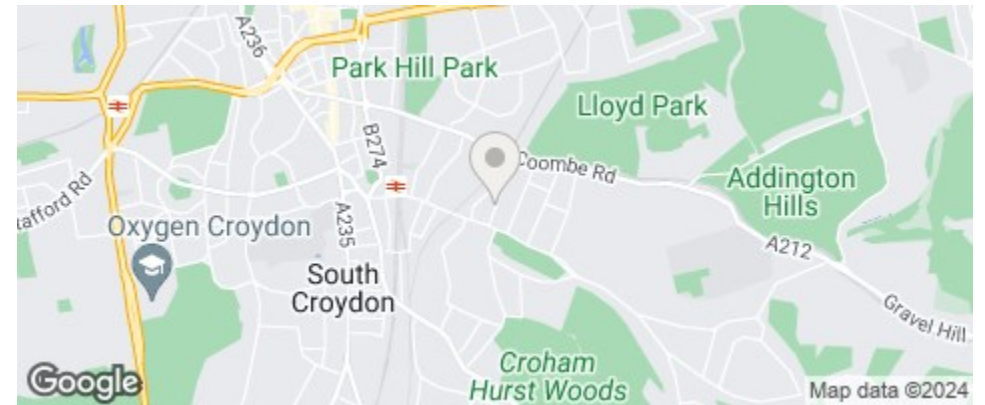
Paul Meakin is delighted to welcome to the market this spacious and modern ground floor apartment, in a sought-after area of South Croydon. Built in 2020, this property offers a large entrance hall with security phone entry system, open plan living with modern fitted kitchen and a generously sized bathroom. There is plenty of storage space throughout and further features include underground allocated parking with lift access and communal garden areas.

Located only a eight-minute walk for South Croydon station, Lloyd Park tram link, excellent primary, and secondary schools this property warrants your earliest inspection as homes in this road are rarely marketed and always attract attention. This property is also on the regular 64 and 433 bus route which takes around 7-10 minutes to East Croydon Station.

This property would suit a mix of buyers including first time purchasers and investors, please call Paul Meakin to secure your viewing.

Council tax band C | EPC B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



TAX BAND: C

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

