

Approximate total area<sup>(1)</sup>  
 520.81 ft<sup>2</sup>  
 48.39 m<sup>2</sup>

(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



EST 1973  
**Paul Meakin** £270,000 Swallowdale, Selsdon, CR2 8SJ  
 ESTATE AGENTS



Welcomed to the market is this two double bedroom CHAIN FREE top floor maisonette situated in a popular residential road in Selsdon. This property offers two double bedrooms, three-piece bathroom, kitchen and large living room. Offered to the market in good condition, this property offers ample storage, double glazed and generous size garden. Well located, Swallowdale is a short distance away from Selsdon high Streets, shops and local amenities and has many bus services such as 433 and 359. Call now to arrange a viewing. Leasehold 90 years remaining/ Ground Rent £275 per annum / EPC E/ Croydon Council tax band C.

Energy Efficiency Rating		
Current	Potential	
Very energy efficient - lower running costs		
(92 plus) A	77	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		39
(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



## VIEWING NOTES

Landing

9'10" x 2'4" (3.02 x 0.73)

Kitchen

6'10" x 9'11" (2.10 x 3.04)

Bedroom

13'11" x 9'10" (4.26 x 3.02)

Bedroom

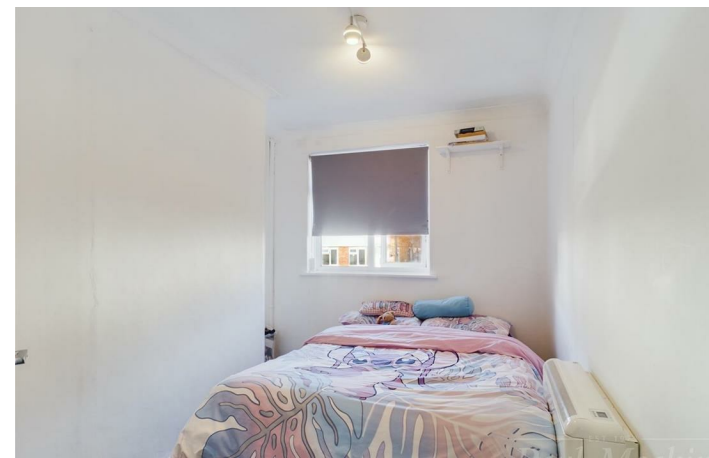
10'7" x 6'8" (3.24 x 2.05 )

Bathroom

6'3" x 5'5" (1.93 x 1.66)

Living Room

13'7" x 9'10" (4.16 x 3.00)



Scan for virtual tour