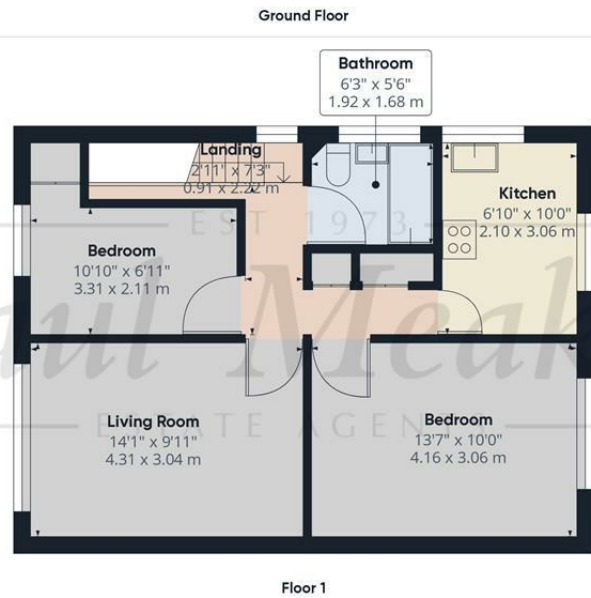
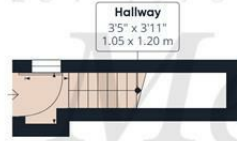




Approximate total area[®]
 577.62 ft²
 53.66 m²



(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

£269,999 Sundale Avenue, South Croydon, CR2 8RS



Call to view this CHAIN FREE two bedroom top floor maisonette which internally benefits from gas central heating via radiators, fitted kitchen and bathroom, double glazed windows throughout, living room measuring 14'1 x 9'11, private rear garden and garage en bloc. This masionette is conveniently located for the 64 and 359 bus services, surrounding primary and secondary schools, Selsdon High street with its shops and amenities and woodland. Leasehold 100 years remaining/ Service charge £150 per annum including the buildings insurance/ Croydon council tax band C/ EPC C.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(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

Entrance Hall

Kitchen

6'10 x 10'10 (2.08m x 3.30m)

Living Room

14'1 x 9'11 (4.29m x 3.02m)

Landing

Bedroom

13'7 x 10'0 (4.14m x 3.05m)

Bedroom

10'10 x 6'11 (3.30m x 2.11m)

Bathroom

Garden

Garage en bloc

Viewing Notes:

