



Approximate total area<sup>(1)</sup>  
 523.16 ft<sup>2</sup>  
 48.60 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



**£275,000** Addington Road, South Croydon, CR2 8RD

This first floor one bedroom flat is set amongst 7 luxury new build apartments in a location that is convenient for both Selsdon and Sanderstead's local amenities, frequent bus services to surrounding areas including both South and East Croydon mainline stations as well as a variety woodland walks. This property comes with a structural warranty and long leases. Internally the apartments are finished to a high standard offering outside garden space, call now to avoid disappointment.

Croydon Council tax band - New build, band not available yet

EPC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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



