



Approximate total area⁽¹⁾
 506.22 ft²
 47.03 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.

GIRAFFE 360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		54	
(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



£290,000 Swallowdale, South Croydon, CR2 8SJ



We are delighted to welcome to the market this extremely well presented two bedroom ground floor maisonette which internally benefits from an impressive refitted kitchen and bathroom, living room measuring 13'8 x 9'9, larger than average level rear garden, Everest double glazed windows throughout, underfloor heating in bathroom and kitchen and garage situated en bloc. Swallowdale is a cul de sac location and is conveniently located for frequent bus services to surrounding areas, local schools, Selsdon and Forestdale shops and amenities and greenspace. Call now to avoid disappointment. Leasehold 118 years remaining/ Ground rent TBC/ Croydon council tax band C/ EPC E.

Entrance hall

Kitchen

6'10 x 9'11 (2.08m x 3.02m)

Living Room

13'8 x 9'9 (4.17m x 2.97m)

Bedroom

13'11 x 9'10 (4.24m x 3.00m)

Bedroom

10'8 x 6'2 (3.25m x 1.88m)

Bathroom

Garden

Garage en bloc

VIEWING NOTES:

