

Approximate total area⁽¹⁾
 727.32 ft²
 67.57 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



EST 1973
Paul Meakin Offers In Excess Of £300,000 18 Chatsworth Road, Croydon, CR0
 ESTATE AGENTS 1HA

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	72
(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



We are delighted to welcome to the market this CHAIN FREE two bedroom purpose built ground floor flat which is conveniently located in the heart of South Croydon close to frequent bus services, East Croydon mainline train station with direct routes to London Victoria and London Bridge, as well as Croydon town centre with its variety of shops, restaurants and amenities

Internally the property benefits from a refitted kitchen, lounge area, two double bedrooms, fitted bathroom, double glazed windows throughout, gas central heating via radiators, garage en bloc, storage shed and access to communal grounds. Leasehold 973 years remaining, Croydon council tax band C/ EPC C/ Service charge £1688.16 per annum.

Entrance Hall



Kitchen

9'6 x 8'1 (2.90m x 2.46m)

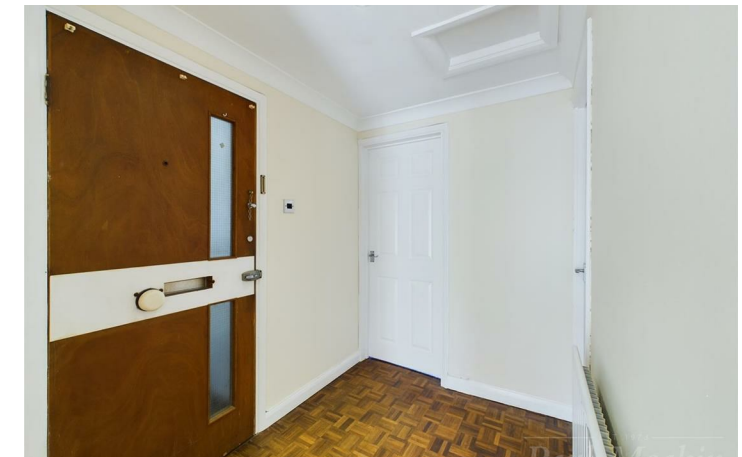


Living Room

14'0 x 11'0 (4.27m x 3.35m)

Bedroom

12'5 x 9'8 (3.78m x 2.95m)



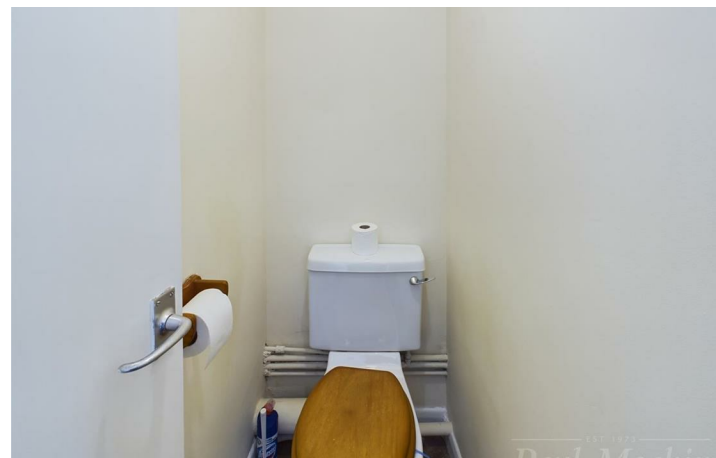
Bedroom

12'4 x 7'8 (3.76m x 2.34m)

Bathroom

W/C

Communal grounds



Storage Shed

Garage

