

Approximate total area⁽¹⁾
520.81 ft²
48.39 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



Offers In Excess Of £259,500 Swallowdale, Selsdon, CR2 8SJ

Welcomed to the market is this two double bedroom CHAIN FREE top floor maisonette nestled in a popular residential road in Selsdon.

This property offers two double bedrooms, three-piece fitted bathroom, fitted kitchen and a large living space, ample storage, double glazed windows throughout and a generous sized, sunny south-facing garden perfect for both relaxing and enjoying the outdoors

Well located, Swallowdale is a short distance away from Selsdon high Streets, shops and local amenities, including Aldi, Sainsburys and many more. There many bus services such as 433 and 359, going into Central Croydon and surrounding areas.

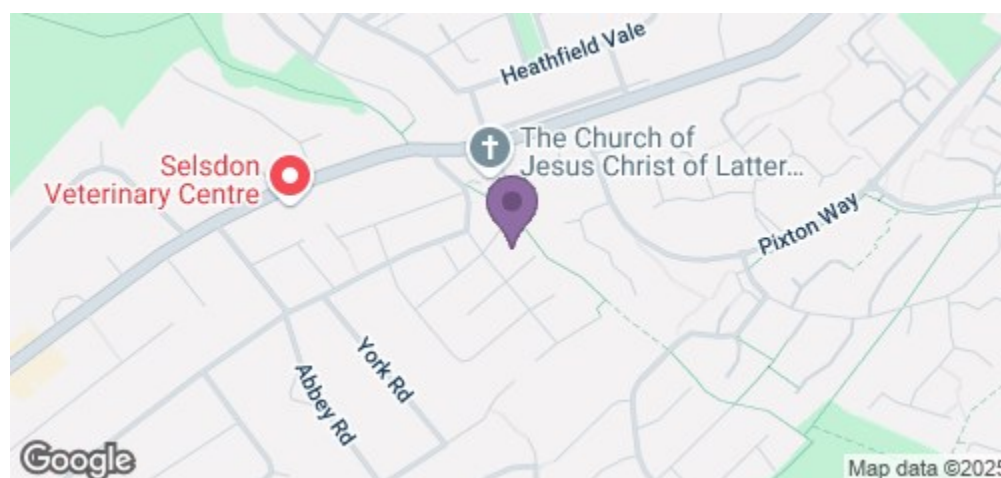
Don't miss the opportunity to appreciate size and location!

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		
(21-38) F	39	
(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



- 2 bedroom 1st floor maisonette situated on Ashen Vale in Selsdon convenient for Addington Road with
- Modern kitchen with appliances
- Section of rear garden.

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)

Garden

