



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

A map of New Addington, Surrey, showing the location of Phoenix Motorcycle Training Croydon. The training area is marked with a purple pin on Frensham Drive. Other landmarks include Phoenix Motorcycle Training Croydon (blue pin), Queen Elizabeth's Drive Play Ground (green pin), and a house icon (red pin). Roads shown are Logge Ln, Castle Hill Ave, Frensham Dr, and Goldcrest Way. The map is credited to Google and has a copyright notice for 2025.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

Services may be recommended by the Agent

VIEWING NOTES

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