

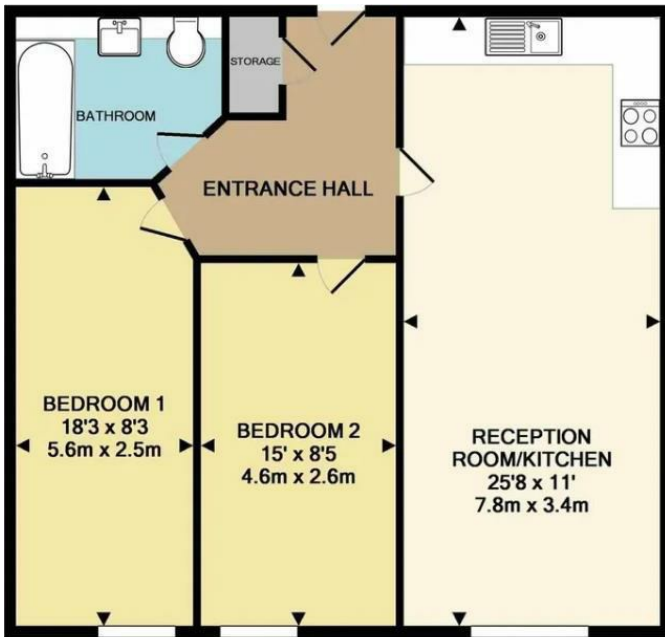


## Flat 14, 386 London Road, Croydon, CR0 2SU

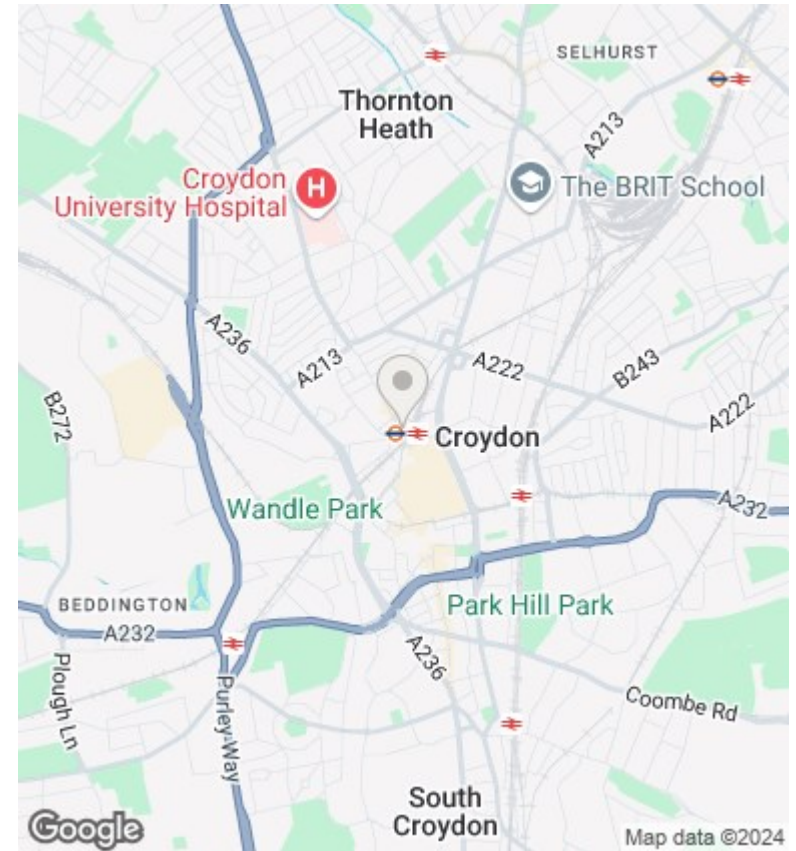
Asking Price £250,000

- 2 BEDROOM APARTMENT
- PRIVATE BALCONY
- CHAIN FREE AND VACANT
- MODERN FINISH THROUGHOUT
- FULLY INTEGRATED KITCHEN
- IDEAL AS AN INVESTMENT OR FIRST HOME

- SPACIOUS ROOMS
- LONG LEASE



TOTAL APPROX. FLOOR AREA 700 SQ.FT. (65.0 SQ.M.)



### Directions

### Viewings

Viewings by arrangement only. Call 0208 681 8133 to make an appointment.

### Council Tax Band

D

### EPC Rating:

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		83	84
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	