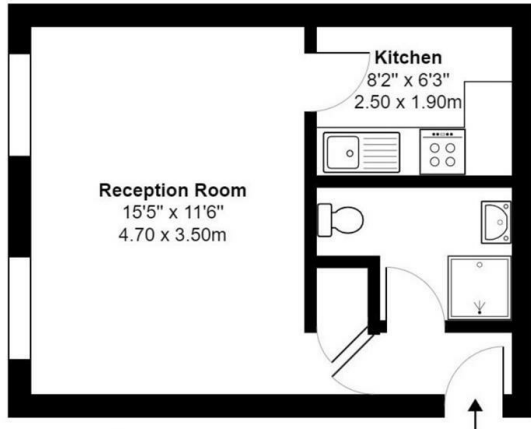




## Flat 1, 18, Caversham House Kingston Gardens, Croydon, Offers In Excess Of £165,000

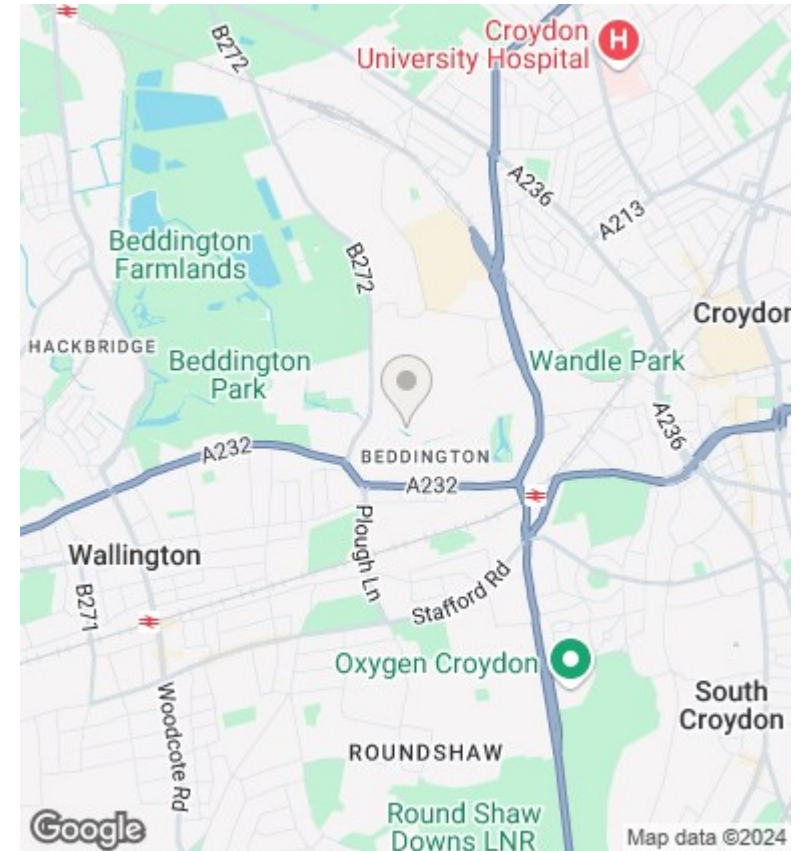
- Modern Interior
- Separate fitted kitchen
- In close proximity to Waddon station
- Long lease & Chain-free
- Upkept communal gardens
- Direct transport links to Croydon Town Centre
- Spacious and bright studio
- Purpose-built development



Ground Floor

Caversham House, 18 Kingston Gardens,  
Beddington, Croydon CR0  
Gross Internal Area 322.9sq ft / 30sq meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.  
Plan produced by AR Net Media - www.armedia.uk



## Directions

## Viewings

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

## Council Tax Band

B

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	