



James Chiltern
Estate Agents



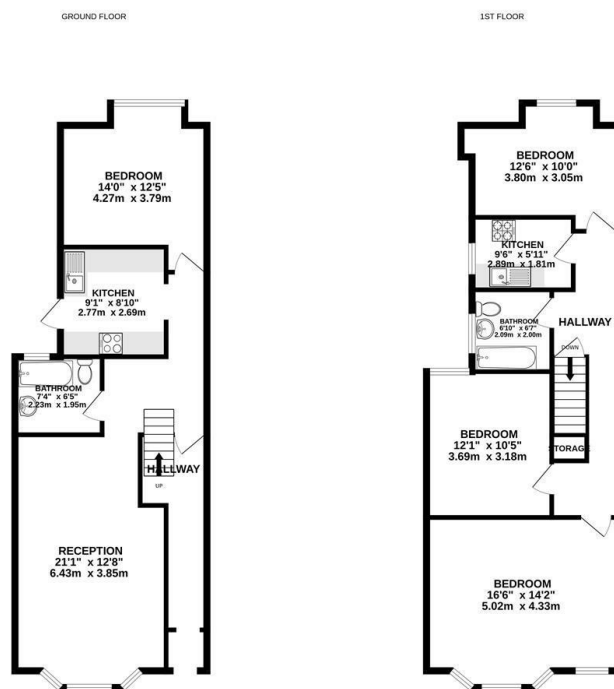
45 Nova Road, Croydon, CR0 2TN

Asking Price £525,000

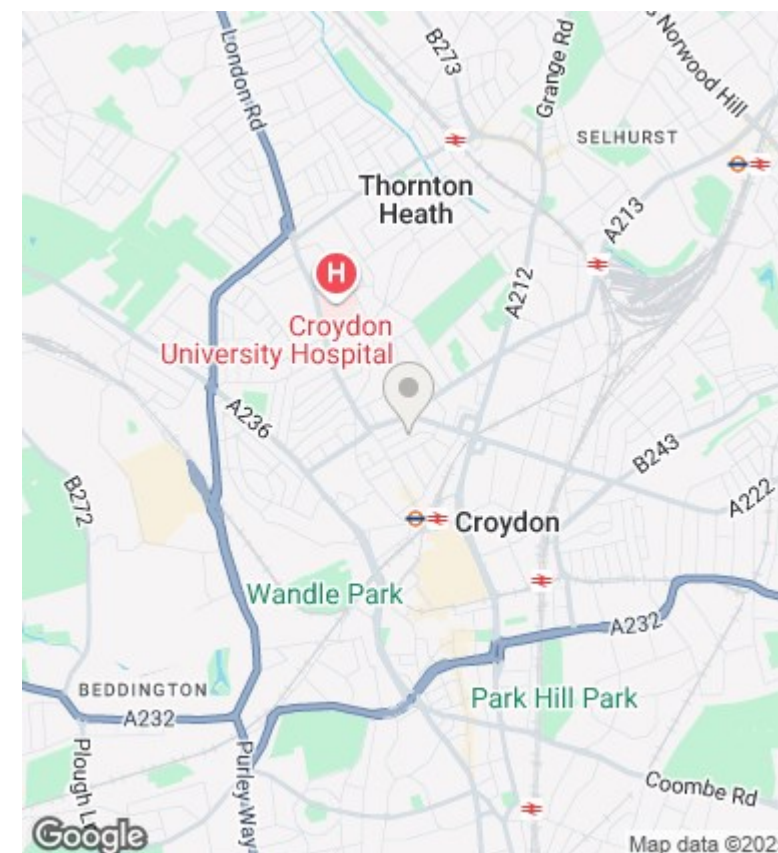
- SUBSTANTIAL 4 BEDROOM VICTORIAN HOUSE
- 2 BATHROOMS
- SCOPE FOR DEVELOPMENT
- 2 LARGE RECEPTIONS
- CLOSE TO TOWN CENTRE AND TRANSPORT LINKS
- VACANT POSSESSION
- FOUR DOUBLE BEDROOMS
- PROPERTY REQUIRES MODERNISATION
- NO CHAIN

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0208 681 8133

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While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Metropix (2025)



Directions

Viewings

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

Council Tax Band

D

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C	66	
(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