



James Chiltern  
Estate Agents



## flat 2, 38 Kidderminster Road, Croydon, CR0 2UE

Offers In Excess Of £300,000

- Three-bedroom split-level flat
- Bright and airy with excellent natural light
- Excellent transport links to Central London
- Popular and well-connected residential area
- Very large reception room
- Off-street parking included
- Family-friendly location near schools and parks
- One exceptionally large bedroom + two doubles
- Close to local shops, cafes, and amenities
- Spacious layout ideal for families

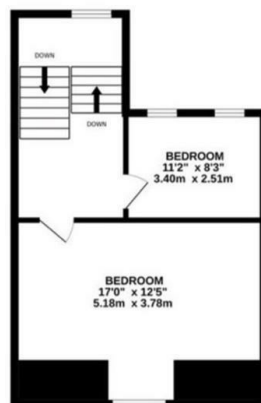
182 London Road, Croydon, Surrey, CR0 2TE  
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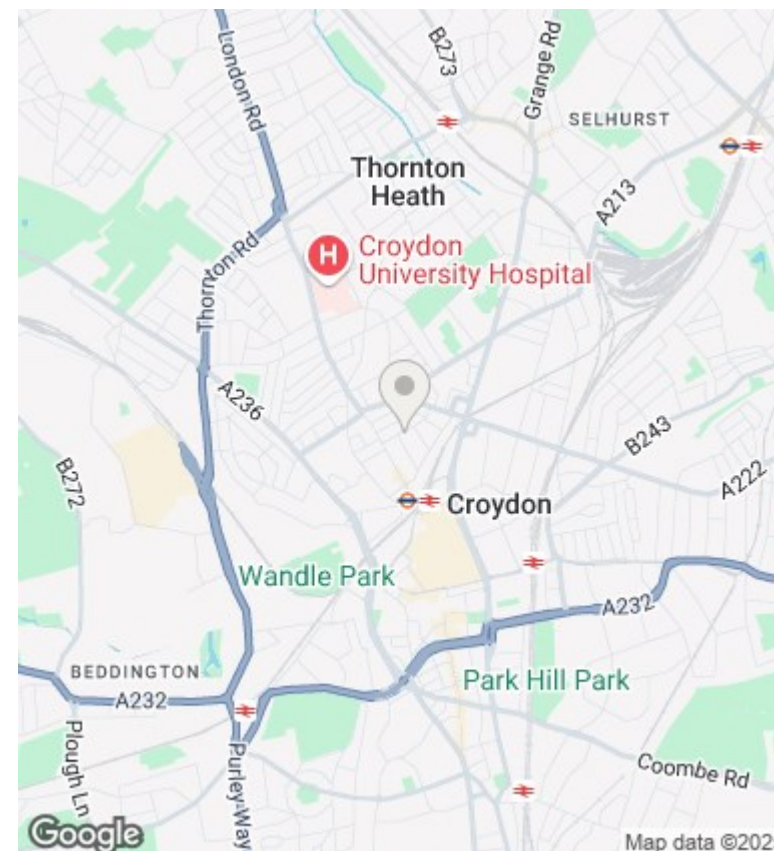
**First floor**  
720 sq ft. (66.9 sq.m.) approx.



**Second Floor**  
407 sq ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA: 1128 sq ft. (104.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, 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 a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metron 12/2025



## Directions

## Viewings

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

## Council Tax Band

C

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	60
(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	