



James Chiltern
Estate Agents



basement flat, 46 Broad Green Avenue, Croydon, CR0 2ST

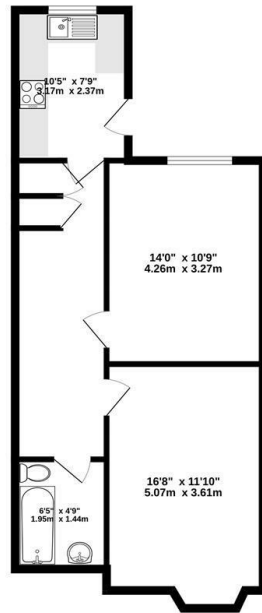
Offers Over £200,000

- Spacious one-bedroom basement flat
- Generous reception room
- Opportunity to modernise and add value
- Chain-free
- Bright and airy throughout
- Substantial double bedroom
- Fantastic location close to local amenities and transport links
- Large hallway/corridor
- Share of freehold included
- Ideal for first-time buyers or investors

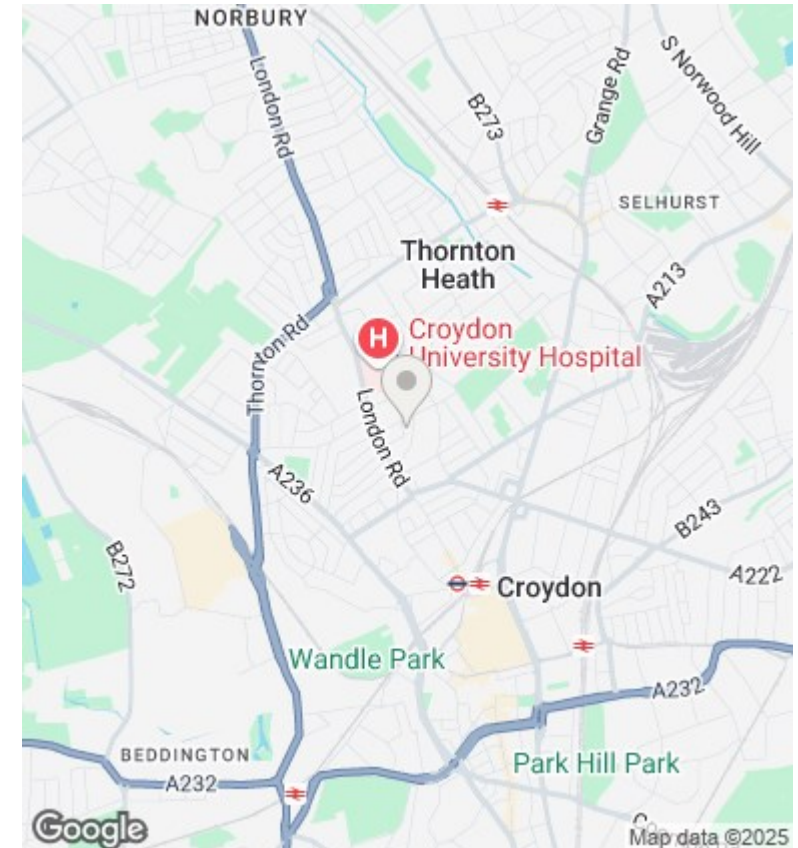
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0208 681 8133

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative 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 operability or efficiency can be given.
Made with MetreX 12/2025



Directions

Viewings

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

Council Tax Band

B

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC