



James Chiltern
Estate Agents



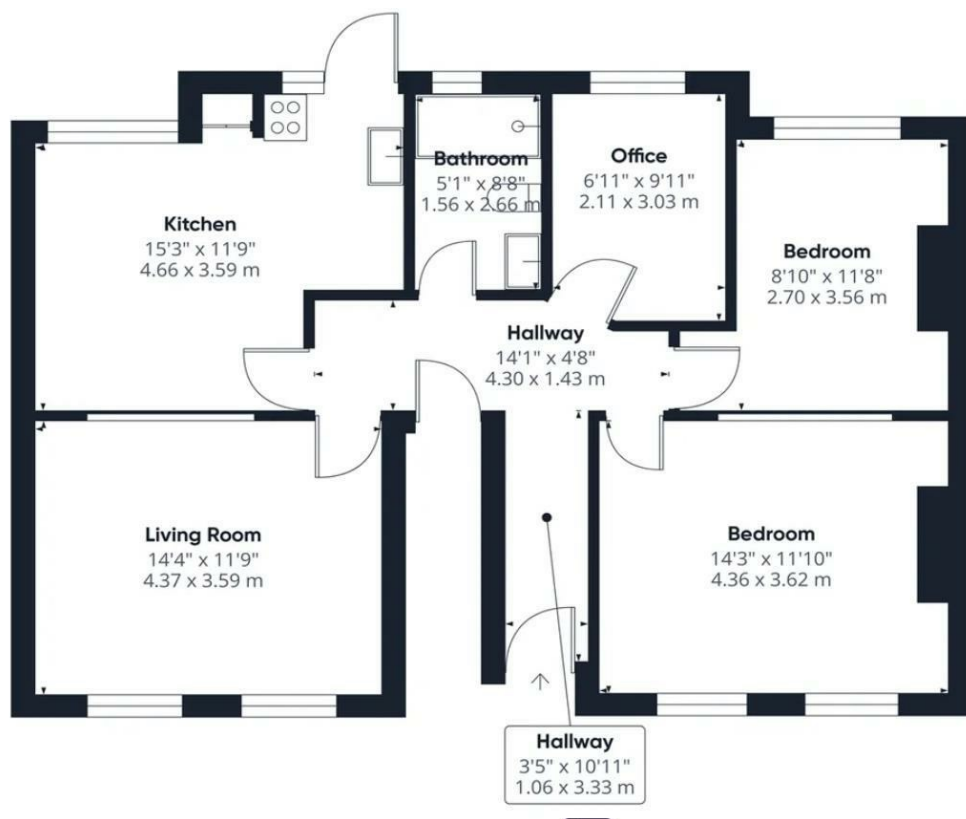
424 Southcroft Road, London, SW16 6QX

Asking Price £500,000

- Ground floor flat
- Large reception room
- Well-maintained throughout
- Close to shops, restaurants, and amenities
- Well-designed layout
- Substantial kitchen and dining area
- Sought-after Tooting location
- Three spacious bedrooms
- Private Garden
- Excellent transport links nearby

182 London Road, Croydon, Surrey, CR0 2TE
0208 681 8133

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www.jameschiltern.com



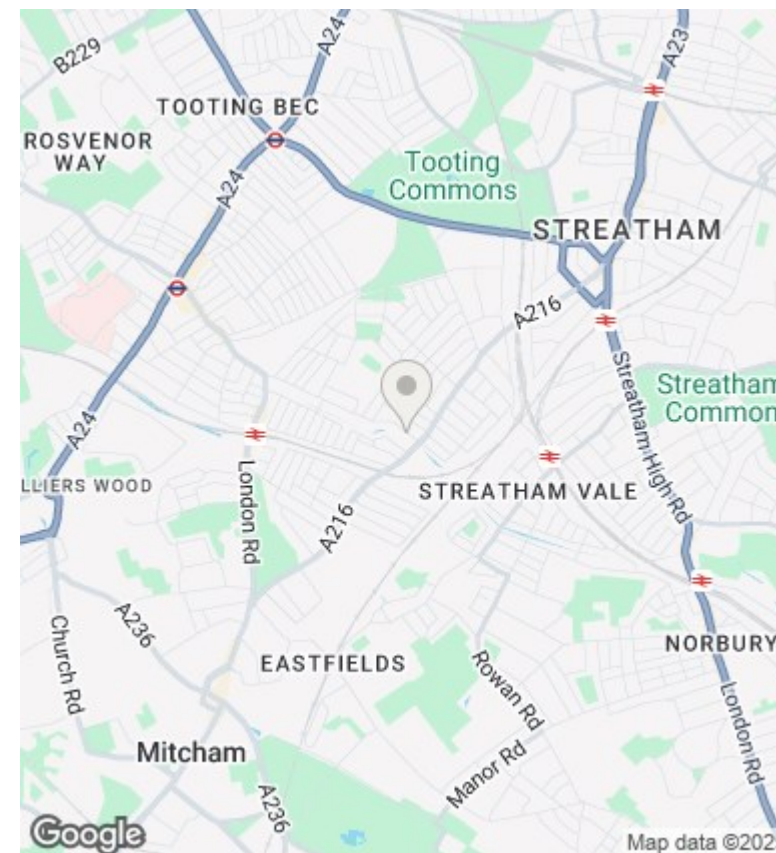
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Approximate total area[®]
842 ft²
78.3 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Directions

Viewings

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

Council Tax Band

C

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	81
(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	