



James Chiltern
Estate Agents



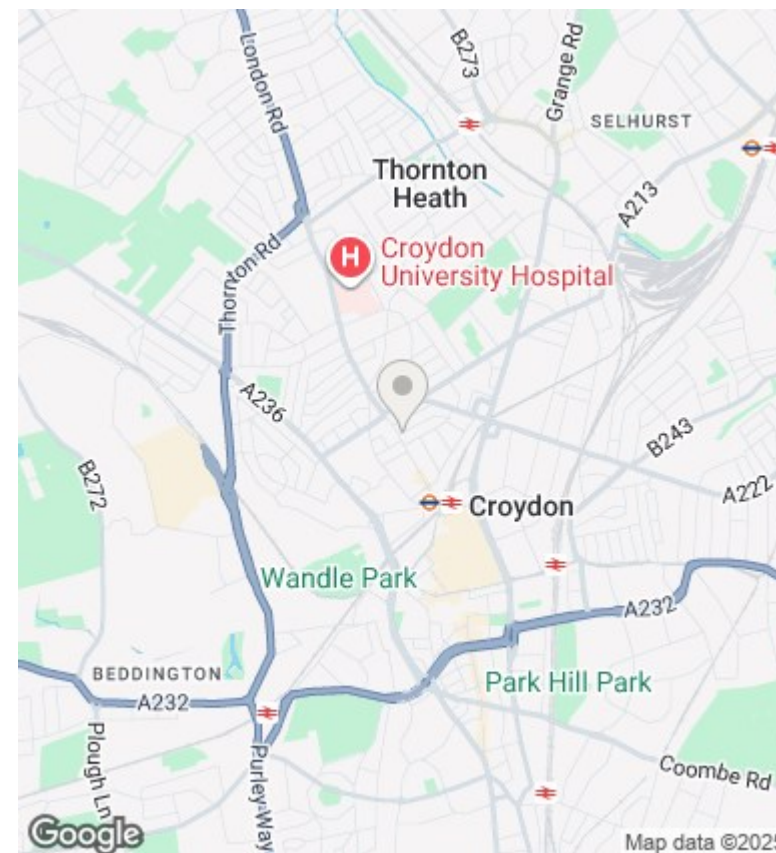
22 Hathaway Road, Croydon, CR0 2TP

Offers In Excess Of £535,000

- Fully licensed 6-bedroom HMO in the heart of West Croydon
- Solar panels installed to reduce running and electricity costs
- Private rear garden – ideal for tenants' use and relaxation
- Offered chain-free – perfect turnkey investment opportunity
- Generates an impressive £3,950 PCM across assured shorthold tenancies
- Three bathrooms, including one en-suite
- Set across three well-proportioned floors
- Recently upgraded with new fire alarm system (£8,000)
- Spacious and fully equipped communal kitchen
- Excellent location – 5 minutes' walk to West Croydon Station

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

sales@jameschiltern.com
www.jameschiltern.com



Directions

Viewings

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

Council Tax Band

D

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	79	
(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	