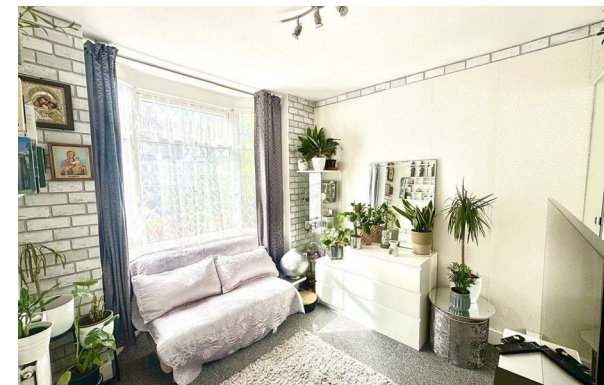




James Chiltern
Estate Agents



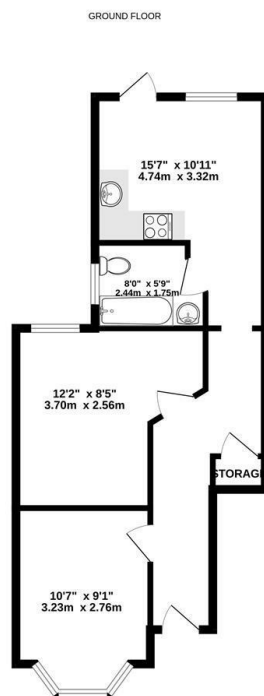
70 Lancing Road, Croydon, CR0 3EL

Asking Price £195,000

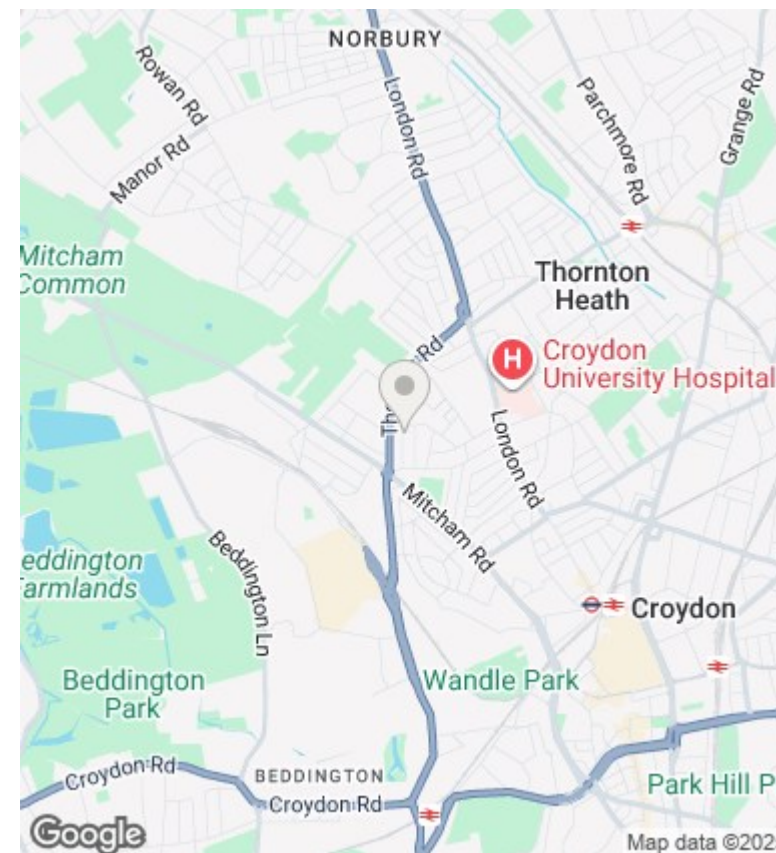
- Well-maintained ground floor flat
- Comfortable double bedroom with built-in wardrobes
- Excellent condition throughout
- Ideal for first-time buyers, downsizers, or investors
- Generous private garden – rare for a one-bed
- Good-sized, well-planned kitchen
- Close to transport links, schools, and local amenities
- Spacious and bright reception room
- Bathroom conveniently located off the hallway
- Ready to move into with no major works required

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

sales@jameschiltern.com
www.jameschiltern.com



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 Metreplan 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		
(55-68) D	67	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	