



James Chiltern
Estate Agents



158 Aurelia Road, Croydon, CR0 3BB

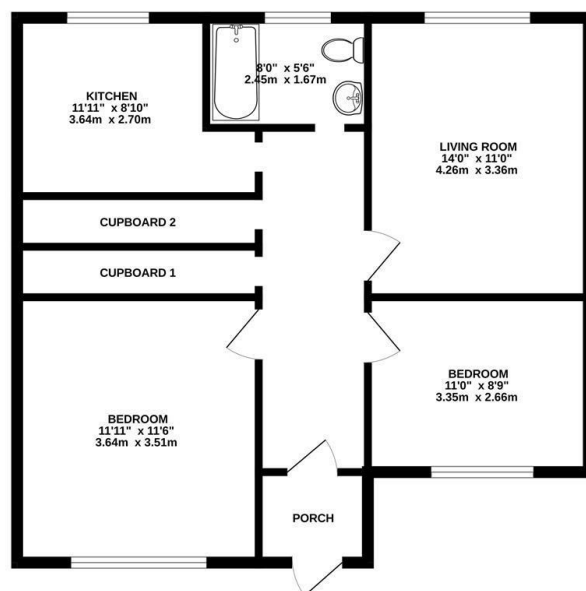
Asking Price £290,000

- Beautifully presented two-bedroom ground floor maisonette
- Located on a sought-after quiet residential road in Croydon.
- Own front garden and very spacious private rear garden.
- Bright and generous fitted kitchen/diner with ample units
- Two well-proportioned bedrooms with fitted wardrobes
- Plenty of built-in storage throughout the property.
- Well-maintained and move-in ready condition.
- No Onward Chain
- Long 178 year lease and low service charges
- Ideal for first-time buyers, downsizers, or investors.

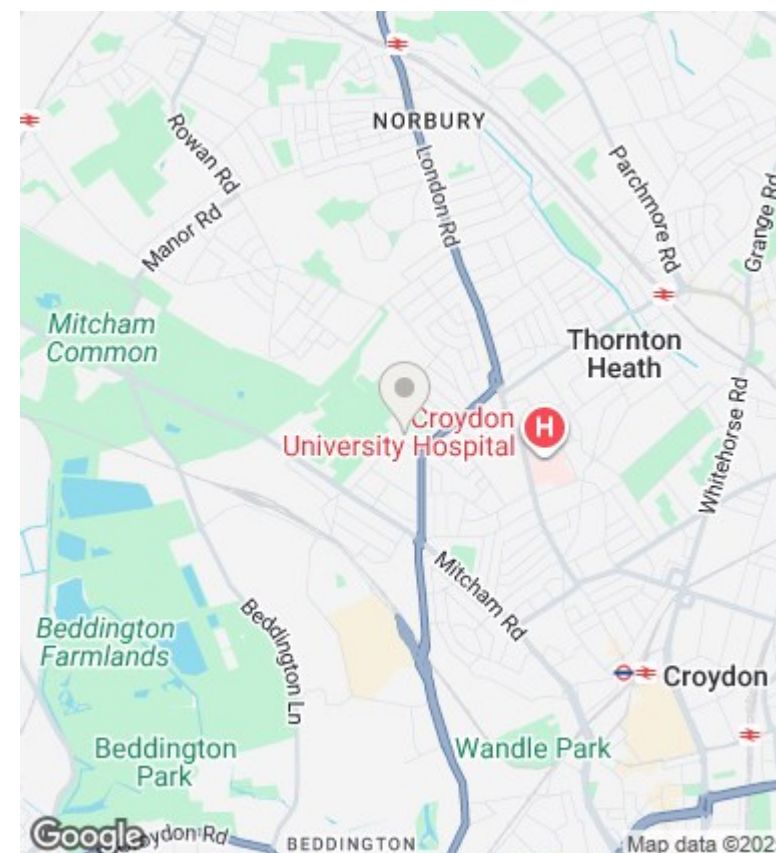
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0208 681 8133

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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 guidance 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 Metropix 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		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC