



James Chiltern  
Estate Agents



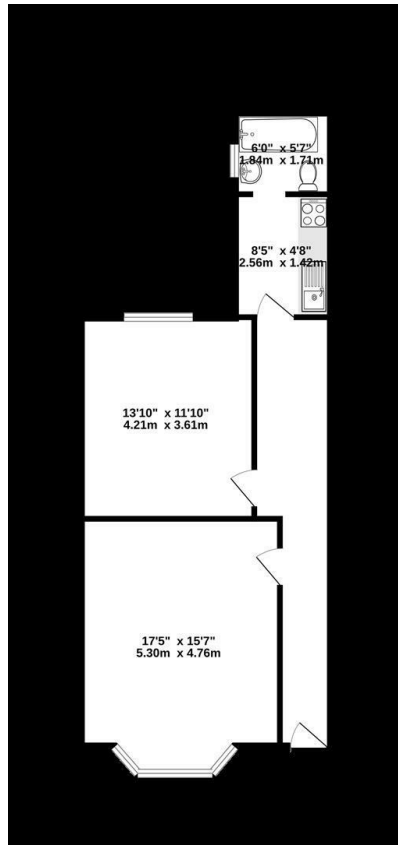
## Basement Flat, 196 St James's Road, Croydon, CR0 2BW

Offers In Excess Of £190,000

- One bedroom maisonette
- Private driveway
- Fitted kitchen
- Convenient location close to amenities and transport links
- Lower ground floor
- Spacious reception room
- 5 minutes walk to East Croydon Rail
- Private entrance
- Double bedroom
- Ideal for first-time buyers or investors

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

lettings@jameschiltern.uk  
www.jameschiltern.uk



## 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	