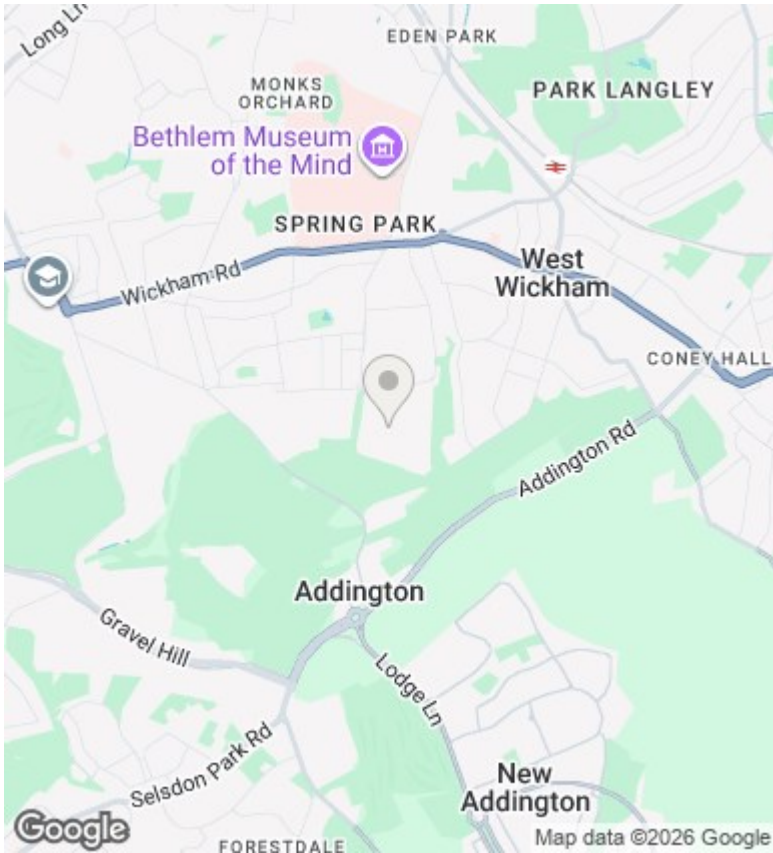




## 116 Laurel Crescent, Croydon, CR0 8LW

£260,000

- Well-presented two-bedroom flat
- Separate, good-sized fitted kitchen
- Ample natural light throughout
- Ideal for professional tenants or small families
- Quiet residential estate tucked away in Shirley
- Two generous double bedrooms
- Close to excellent local schools
- Bright and spacious living room with Juliette balcony
- Bathroom with separate WC
- Convenient access to shops, amenities, and transport links



### Directions

### Viewings

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

### Council Tax Band

C

### 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>	62	66
(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	