

FOR SALE



Pawsons Road, Croydon CR0

GUIDE PRICE £250,000 Leasehold

 **2**

 **1**


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Property Description

A well-proportioned two-bedroom property located on Pawsons Road, Croydon CR0, offering excellent potential for buyers looking to add value. This home requires some refurbishment, making it an ideal opportunity for investors, first-time buyers, or those seeking a project to tailor to their own taste.

The property features a spacious reception room with good natural light, a separate kitchen, two bedrooms and a garage. A family bathroom with shower over the bath and additional storage space complete the internal layout.

Externally, the property benefits from a garden, perfect for outdoor relaxation or further landscaping. Situated in a convenient residential area, the property is within easy reach of local amenities, transport links, and schools.

This is a fantastic opportunity to create a comfortable and stylish home in a well-connected part of Croydon.

Disclaimer

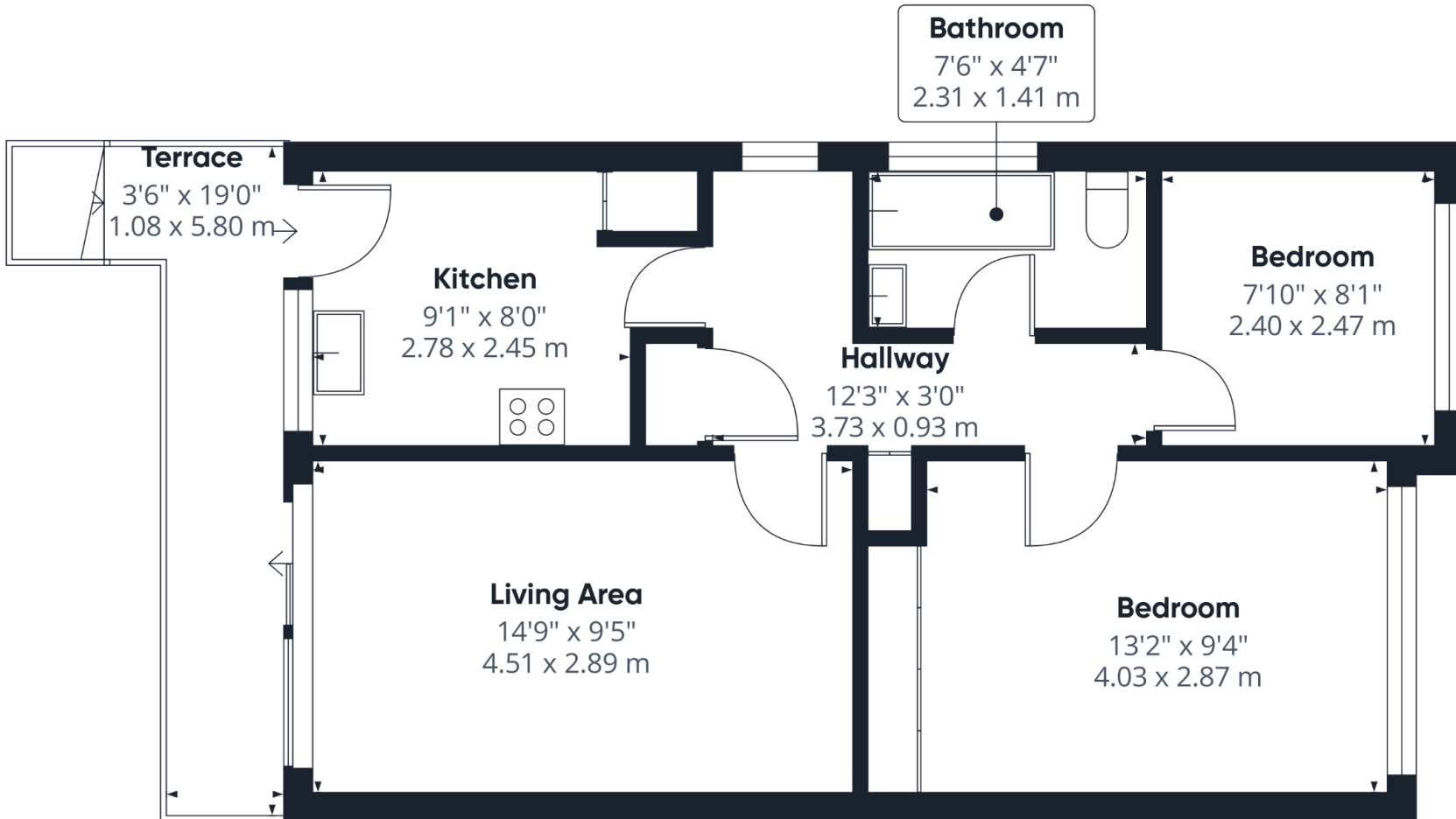
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| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| 92-100 A | | |
| 81-91 B | | |
| 69-80 C | | 75 |
| 55-68 D | 61 | |
| 39-54 E | | |
| 21-38 F | | |
| 1-20 G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |







Approximate total area⁽¹⁾

538 ft²

50.1 m²

Balconies and terraces

72 ft²

6.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Material Information

Tenure – Leasehold

Length Of Lease – 100 years remaining

Service Charge – £400

Ground Rent – £17.50

Council Tax Band – B

Local Authority – Croydon Council



Property Type
Flat (Purpose Build)



Construction Type
Brick



Parking
Garage



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric



Broadband
Standard/ Superfast/
Ultrafast



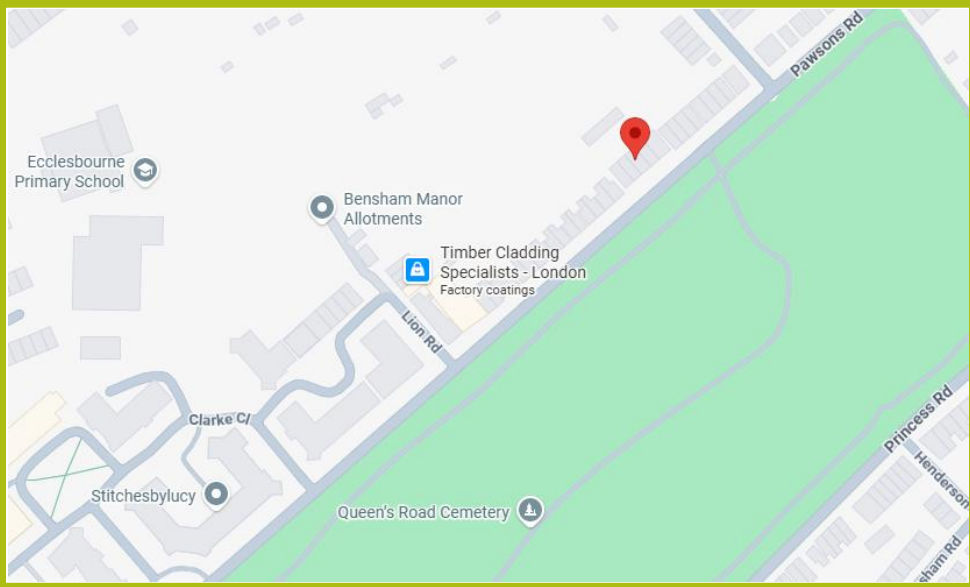
Mobile Signal
Good Coverage



Flood Risk
Has the property been flooded in the past five years: NO
Risk Level: Very Low



Proposed Development in Immediate Locality?
None



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889

