



## Flat 28, Ikon House 2 Purley Way, Croydon, CR0 3FA

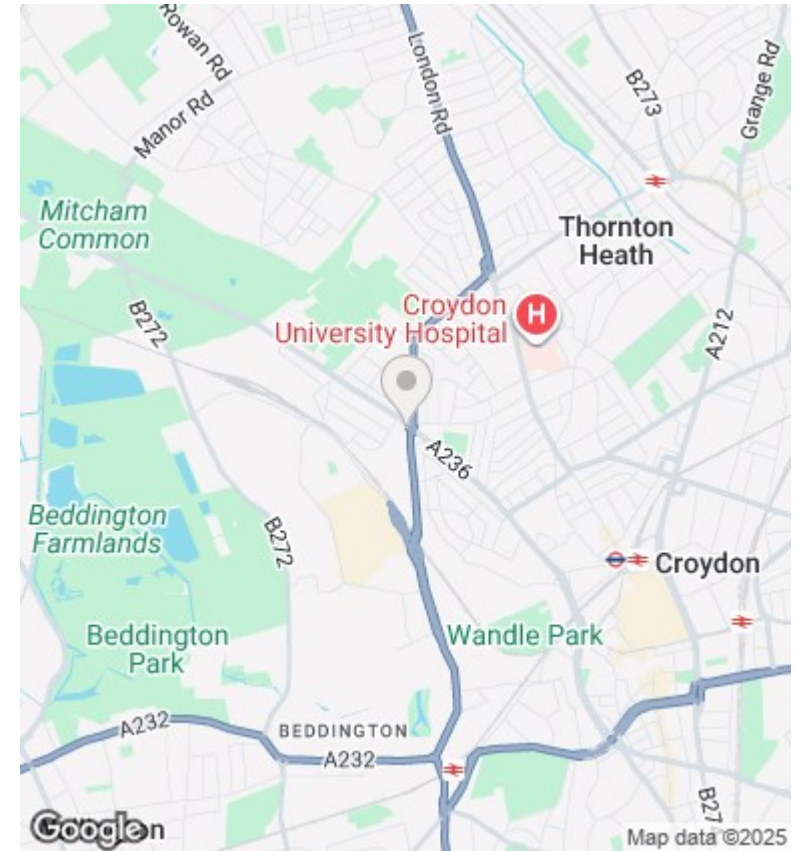
Offers In The Region Of £250,000

- IMMACULATE ONE BEDROOM APARTMENT
- PRIVATE BALCONY
- LOW SERVICE CHARGES
- SPACIOUS THROUGHOUT
- TOP FLOOR FLAT WITH GREAT VIEWS
- TRANSPORT LINKS WITHIN WALKING DISTANCE
- MODERN FULLY FITTED KITCHEN WITH INTEGRATED APPLIANCES
- LONG 994 YEAR LEASE

GROUND FLOOR  
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA: 503 sq.ft. (46.7 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the foregoing description, measurement of floor, window, 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 Metaphor 02/20



## Directions

## Viewings

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

## Council Tax Band

B

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		83	83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(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	