

SOLD STC



Mulgrave Road, Croydon

**3 Bedrooms, 1 Bathroom, Upper
Maisonette**

Asking Price Of £425,000



MARTIN&CO



**Upper Maisonette, 9a
Mulgrave Road**

- Huge 1195sqft Split-Level Maisonette
- 15' Reception Room
- 13' Dining Room
- Modern Kitchen + Utility Room/WC
- Smart Bathroom + Separate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		

A PARTICULARLY SPACIOUS SPLIT-LEVEL MAISONETTE WITH LARGE PRIVATE GARDEN. In a popular residential area just 10 minutes from EAST CROYDON STATION this stunning 3 bedroom/2 reception room property offers more space than 3 bedroom houses at this price point and simply must be seen - CALL NOW!

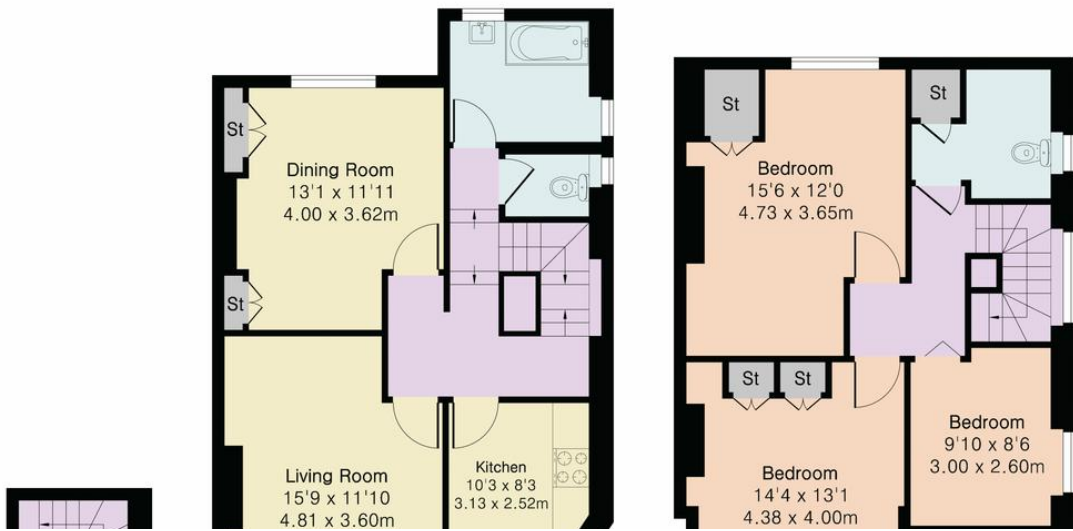
If inside and outside space, character and convenience are the most important criteria in your search for a new home then don't miss this superb split-level maisonette – it has everything you are looking for and more!

Enjoying a sought-after and convenient setting, just a 10 minute walk from East Croydon Station, the property is arranged over the upper floors of this handsome period property, offering just under 1200sqft (111sqm) of accommodation and retaining many of its original features.

Access is via its own front door at street level leading to an entrance lobby with a rather grand turning staircase leading up to the first floor hallway. To the front is a light and airy living room with a wide bay window, a cast

Approximate Gross Internal Area 1195 sq ft - 111 sq m

Ground Floor Area 311 sq ft – 29 sq m
 First Floor Area 601 sq ft – 56 sq m
 Second Floor Area 563 sq ft – 52 sq m



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

