



2 Bedrooms | 1 Bathroom | 1 Reception Room

Kingsdown Avenue | South Croydon | CR2 6QL

**Guide price £250,000**

LOFT



Kingsdown Avenue |  
South Croydon | CR2 6QL  
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- First floor apartment, well-presented throughout
- Direct access to private balcony
- Hard flooring to the reception room, with space for lounging and dining
- Modern kitchen with room for all appliances
- Two double bedrooms
- Separate bathroom and W/C
- Ideally situated a short walk from Purley station and town centre
- In close proximity to Purley Oaks and Sanderstead stations too

## FIRST FLOOR

### Bedroom 1

13'4 x 10'2 (4.06m x 3.10m)

### Bedroom 2

13'6 x 9'1 (4.11m x 2.77m)

### Bathroom

### Separate Toilet

### Kitchen

14'9 x 6'9 (4.50m x 2.06m)

### Reception room

17'1 x 10'9 (5.21m x 3.28m)

## OUTSIDE

### Balcony

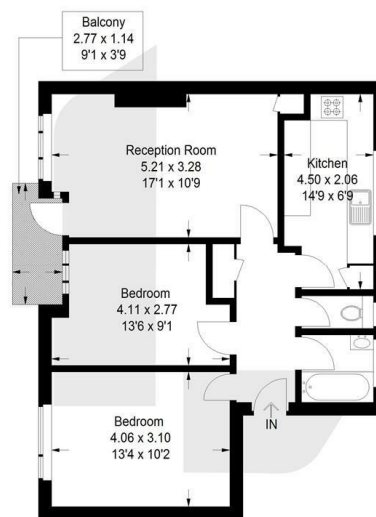
9'1 x 3'9 (2.77m x 1.14m)

### Parking



## Kingsdown Avenue, CR2

Approximate Gross Internal Area  
61.4 sq m / 661 sq ft



### First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1329078)



EPC Rating: D

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