

St. James Court St. James's Road, Croydon

£250,000







34 St. James Court St. James's Road

Croydon

*** Guide price £250,000 - £275,000 *** Spacious three-bedroom flat near Croydon University Hospital and West Croydon Station. Bright interiors, no chain, close to schools, shops, and amenities. Ideal for families or investors.
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three-bedroom flat – generously proportioned with well-sized bedrooms
- Prime location – close to Croydon University Hospital, West Croydon Station, well-regarded schools, shops, and amenities
- Versatile living spaces – ideal for relaxing, entertaining, or working from home
- No chain – straightforward, delay-free move
- High demand area – properties move quickly, so early viewings recommended
- Flooded with natural light – bright, open, and welcoming interiors







Entrance Hall

Open planned kitchen/reception
16' 7" x 12' 0" (5.05m x 3.66m)

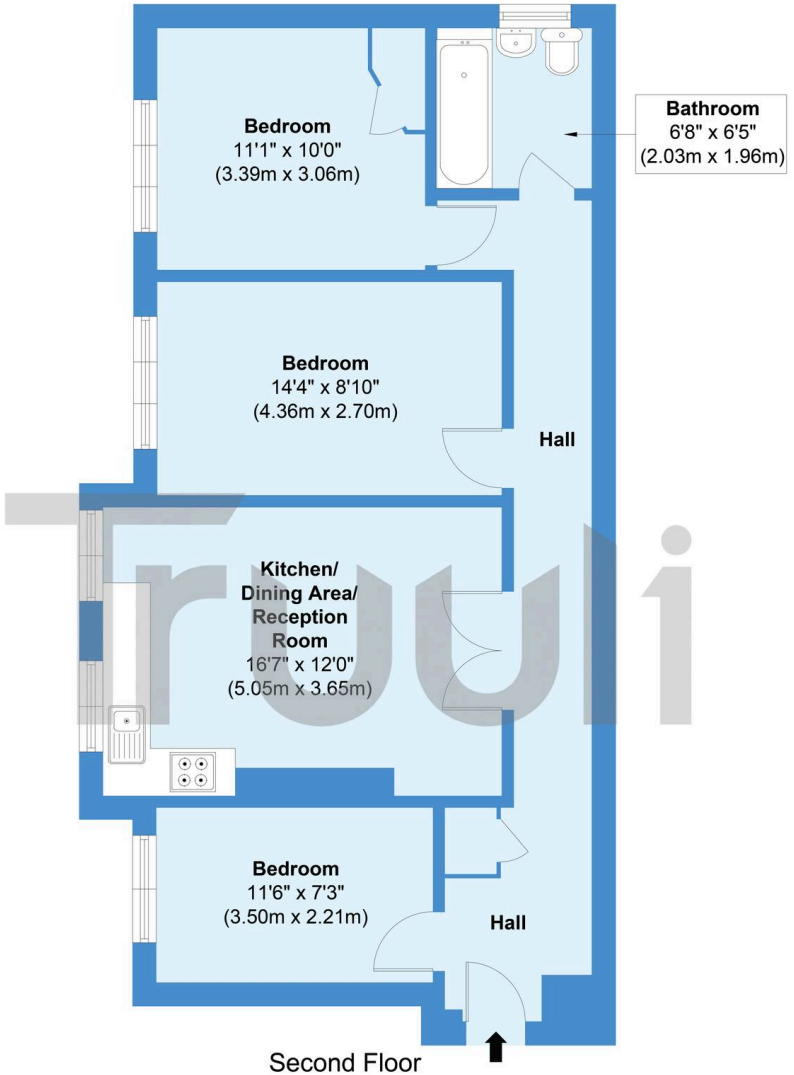
Bathroom
6' 8" x 6' 5" (2.03m x 1.96m)

Bedroom one
1' 8" x 7' 3" (0.50m x 2.21m)

Bedroom two
14' 4" x 8' 10" (4.36m x 2.70m)

Bedroom three
11' 1" x 10' 0" (3.39m x 3.06m)

Saint James's Road, CR0



Second Floor
Approximate Floor Area
747 sq. ft
(69.43 sq. m)

Approximate Gross Internal Area = 69.43 sq m / 747 sq ft

This floor plan is not to scale and measurements and areas are approsimate and therefor snould be used for illustrative purposes only. maximum widths and lengths are represented on the floor plar. The plan has been prepared in accordance with the RICS Code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on fithereis any aspact of particular importance, you should carry out or commission your own inspection at the property.



Truuli

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