



**No Display Address Found**

**Croydon**

Guide Price  
**£280,000**

**Bedrooms: 2 | Bathrooms: 1 | Receptions: 1**

Guide Price £280,000 - £300,000

A beautifully presented two double bedroom, split-level top floor conversion apartment, ideally situated for excellent transport links and local amenities.

Spanning 860 sq ft, this well-proportioned apartment offers bright and versatile living across two levels. The heart of the home is a spacious open-plan kitchen and reception room, providing a comfortable and contemporary environment perfect for relaxing, dining, and entertaining. Large windows ensure an abundance of natural light throughout the main living areas.

The property boasts two generous double bedrooms, offering flexible spaces that can easily be adapted for guests, a home office, or comfortable family living. A well-appointed bathroom serves the apartment, completing the internal accommodation.

This chain-free apartment presents an ideal opportunity for first-time buyers seeking a ready-to-move-into home or investors looking for a well-located property with strong rental potential.

Positioned on Epsom Road, this location offers superb connectivity. East Croydon Station is within easy reach, providing direct services to London Bridge, Victoria, King's Cross, and Gatwick Airport. The Tramlink network is also close by, connecting you to Wimbledon and Beckenham, ensuring effortless travel across South London. A variety of local shops, cafes, and amenities are all within easy reach, making everyday living highly convenient.

Discover comfortable and well-connected living in this charming split-level apartment.









Approximate Floor Area = 79.9 sq m / 860 sq ft



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