FOR SALE

Heathfield Road , Croydon

2 Bedrooms, 1 Bathroom, Apartment

Guide Price £260,000

MARTIN&CO

Heathfield Road , Croydon

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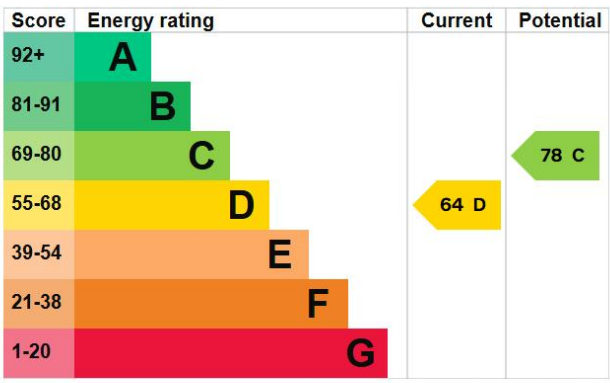
- **Two Bedroom Flat**
- **Frist Floor**
- **Modern Finish**
- **Lovely Victorian Detached Building**
- **Separate Kitchen**
- **Brand New Lease 999 years**
- **No Chain**



A charming and well-positioned first-floor two-bedroom flat, ideally located just a five-minute walk from South Croydon Station and within easy reach of the vibrant South Croydon High Street, with its excellent selection of shops, cafés, restaurants and everyday amenities.

The property offers well-proportioned accommodation with a separate kitchen and a comfortable living space. The two bedrooms provide flexible accommodation, with the layout offering a practical balance of living and sleeping space.

The flat retains a number of attractive period features, adding character and charm that can be difficult to find in more modern development, separate kitchen is particularly practical, while the overall layout provides plenty of scope for a new owner to personalise and modernise the property to their own taste.

The location is a major benefit, with South Croydon Station close by providing convenient rail connections into London and beyond. South Croydon High Street is also just minutes away, offering a wide range of local amenities, while the surrounding area provides easy access to green spaces and other facilities.

Offered to the market with no onward chain and an impressive 999-year lease, this property represents an excellent opportunity for buyers looking for a well-located home with a long lease.


Martin & Co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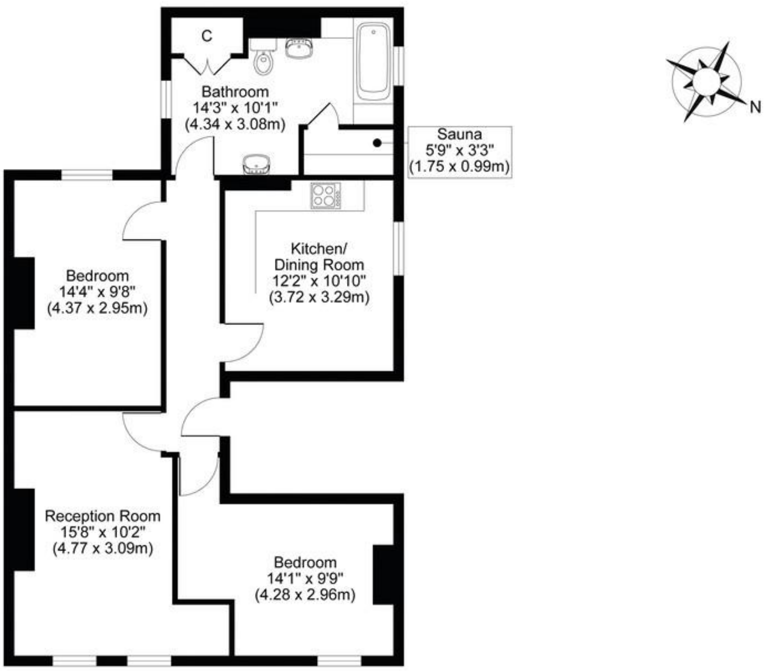
HEATHFIELD ROAD, CR0

TOTAL APPROX FLOOR PLAN AREA 797 SQ.FT (74 SQ.M)



FIRST FLOOR

All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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