



90 Croydon Road

London, SE20 7AB

Asking Price £310,000

Galloways are delighted to present this charming two-bedroom ground floor conversion flat located in the heart of Anerley, forming part of a beautiful period property on Croydon Road. This home combines character, space, and convenience, making it an ideal choice for first-time buyers, downsizers, or investors alike.

Boasting a generously sized reception room complete with a feature fireplace and elegant bay window, the flat enjoys plenty of natural light and period charm. The modern kitchen is separate, while the two bedrooms offer flexible living arrangements to suit your needs. The property also benefits from a well-appointed bathroom and access to a beautifully maintained communal garden, a perfect escape in the warmer months.

You'll also appreciate the allocated off-street parking space, a valuable addition in this well-connected location. The property is offered with a 152 year lease, giving added peace of mind to buyers.

Situated close to the border of Penge, this home benefits from being within easy reach of Birkbeck Station, Anerley Station, and the Croydon Tramlink, offering fast connections to London Bridge, Canada Water, East Croydon, and beyond, ideal for commuters.

The area is also home to some excellent green spaces, including Betts Park, just a short stroll away, offering open spaces, a playground, and walking paths.

Viewing

Please contact our Galloways Penge Office on 020 8778 1120 if you wish to arrange a viewing appointment for this property or require further information.

- TWO BEDROOM FLAT
- PERIOD CONVERSION
- GROUND FLOOR
- SOLD CHAIN FREE
- ALLOCATED PARKING SPACE
- COMMUNAL FRONT GARDEN
- SPACIOUS RECEPTION ROOM WITH BAY WINDOW
- HIGH CEILINGS
- OWN FRONT DOOR
- SEPARATE KITCHEN



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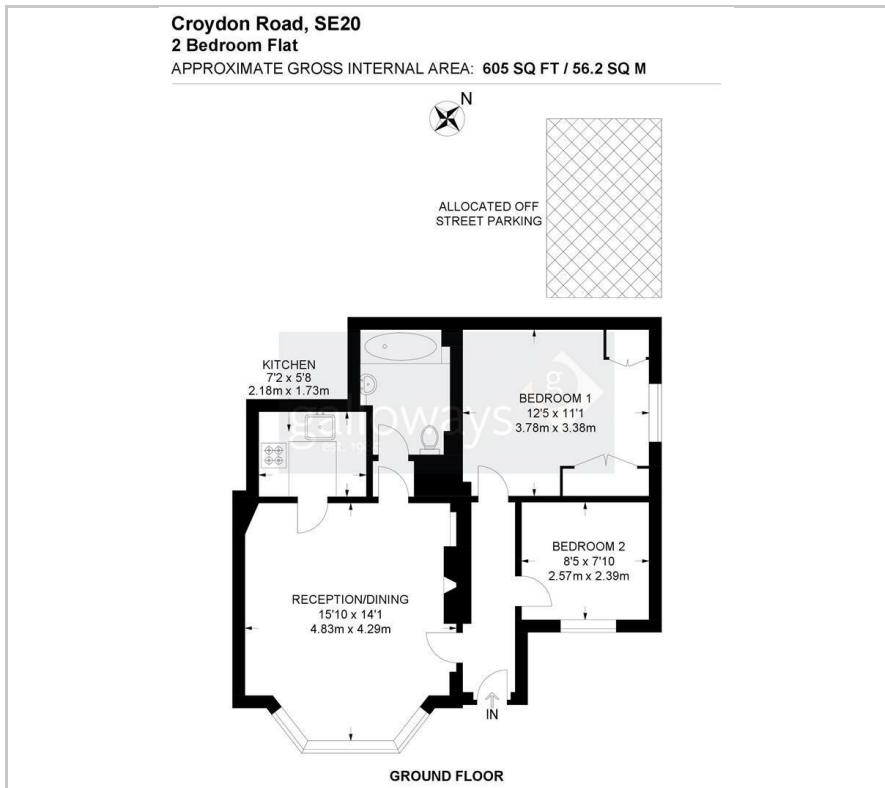


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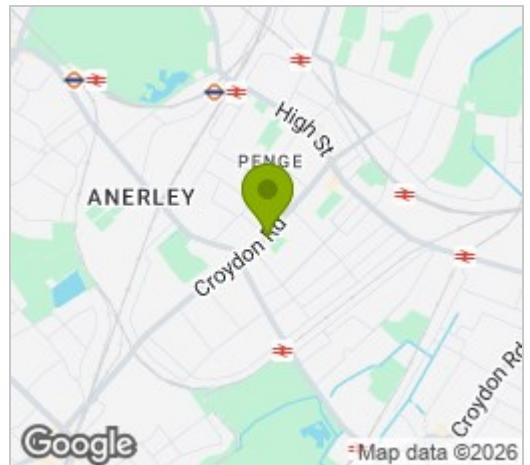


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Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B	71	79
(68-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	



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