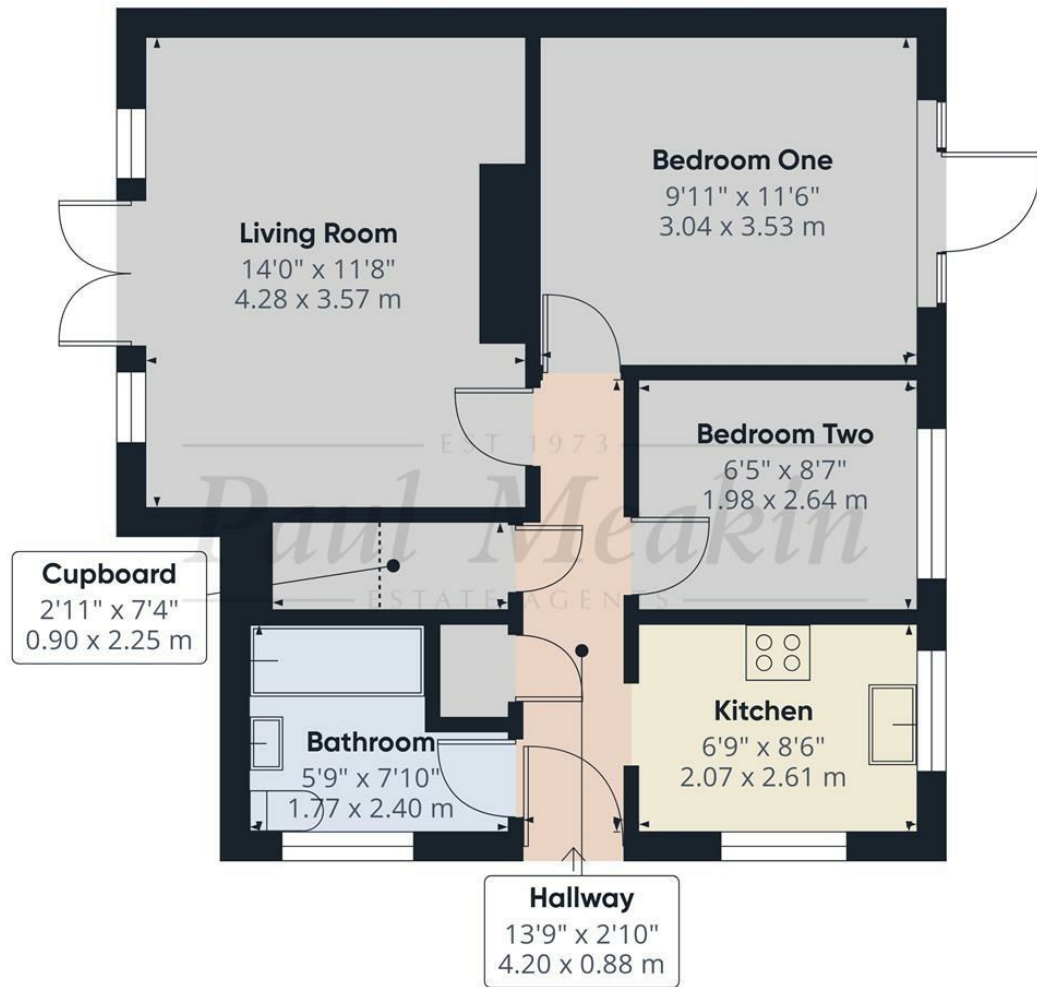




EST 1973  
**Paul Meakin** ESTATE AGENTS  
**Guide Price £325,000** Campden Road, Croydon, CR2  
 7EN1



EST 1973  
**Paul Meakin**  
 ESTATE AGENTS

Approximate total area  
 510 ft<sup>2</sup>  
 47.4 m<sup>2</sup>

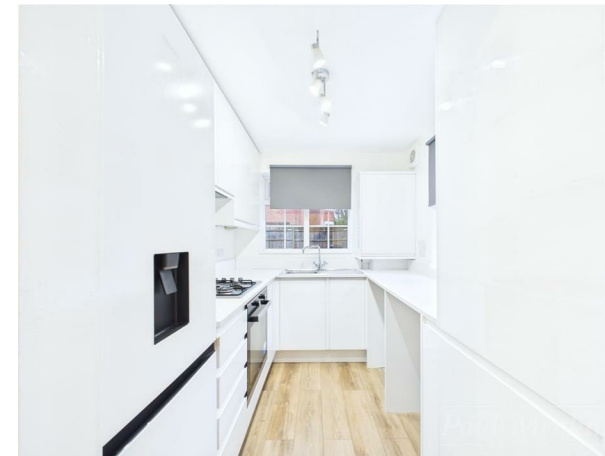
Reduced headroom  
 9 ft<sup>2</sup>  
 0.9 m<sup>2</sup>

(1) Excluding balconies and terrac

Reduced headroom  
 Below 5 ft/1.5 m

Calculations reference the RICS IP1  
 3C standard. Measurements are  
 approximate and not to scale. Th  
 floor plan is intended for illustrati  
 only.

GIRAFFE 360



**GUIDE PRICE £325,000 - £340,000**  
 Nestled on Campden Road within a cul de sac, this charming CHAIN FREE two-bedroom ground floor maisonette offers a delightful living experience. The property boasts a well-appointed living room, perfect for relaxation and entertaining guests with direct access out to the front of the property. The refitted kitchen and bathroom provide modern conveniences, ensuring a comfortable lifestyle.

One of the standout features of this maisonette is the large private rear garden, an ideal space for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, off-street parking for up to three cars is available, adding to the convenience of this lovely home. With double glazing and gas central heating via radiators.

With its appealing layout and lease length of 145 years, this maisonette is perfect for those seeking a blend of comfort and practicality in a desirable location close to Lloyds Park Tramlink and frequent bus services. Whether you are a first-time buyer or looking to downsize, this property is sure to meet your needs. Don't miss the opportunity to make this delightful maisonette your new home.

TAX BAND: C

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

