



Coombe Road

Croydon

Spacious split-level flat with two double bedrooms, private entrance, garden, and excellent transport links. Close to parks, shops, and restaurants. A peaceful retreat in thriving Croydon.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Private Entrance- Maisonette
- Unique Split-Level Layout 2 bedrooms and 1 Bathroom
- Sought-After Park Hill Location
- Close to Green Open Spaces Park Hill Park and Lloyd Park
- Moments from Croydon Town Centre
- Strong Sense of Community
- Fast links to London Bridge, Victoria & Gatwick
- Long lease with approximately 155 years remaining (expiring 2181)
- Service charge of approximately £1,500 per annum Ground rent of £150 per annum





Entrance hall

Reception

15' 6" x 13' 5" (4.72m x 4.09m)

Kitchen

11' 5" x 5' 8" (3.48m x 1.73m)

Bathroom

8' 3" x 5' 4" (2.52m x 1.63m)

Bedroom One

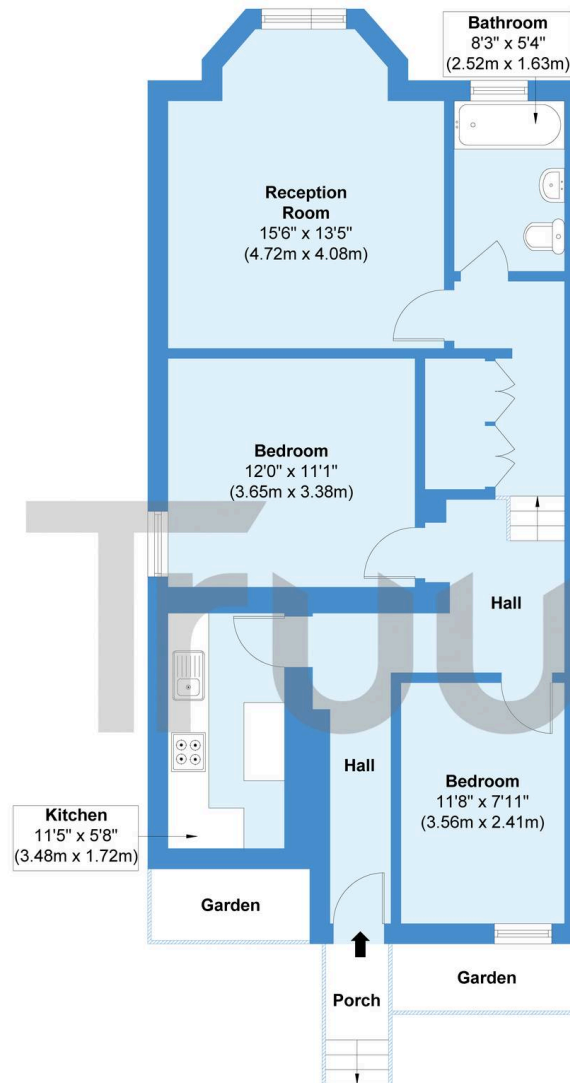
12' 0" x 11' 1" (3.66m x 3.38m)

Bedroom Two

11' 8" x 7' 11" (3.56m x 2.41m)



Coombe Road, CR0



Ground Floor
Approximate Floor Area
764 sq. ft
(70.95 sq. m)

Approximate Gross Internal Area = 70.95 sq m / 764 sq ft

This floor plan is not to scale and measurements and areas are approximate and therefore should be used for illustrative purposes only. maximum widths and lengths are represented on the floor plan. 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 if there is any aspect of particular importance, you should carry out or commission your own inspection at the property.



Truuli

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