



James Chiltern  
Estate Agents



## 38 Charles Street, Croydon, CR0 1TR

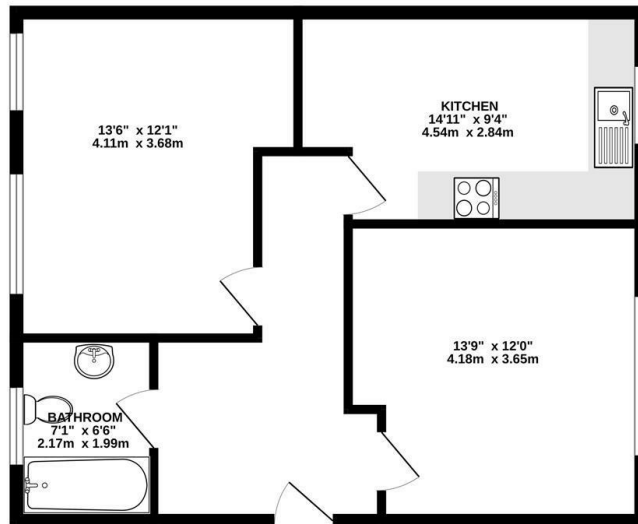
Asking Price £225,000

- Bright and airy one-bedroom flat in central Croydon
- Large double bedroom
- Access to private gated communal garden
- Excellent transport links nearby (rail, tram & bus)
- Spacious reception room with Juliet balcony
- Well-presented bathroom
- Long 999 year lease
- Generous kitchen-diner
- Allocated parking space included
- Prime location close to the high street and amenities

182 London Road, Croydon, Surrey, CR0 2TE  
0208 681 8133

[sales@jameschiltern.uk](mailto:sales@jameschiltern.uk)  
[www.jameschiltern.uk](http://www.jameschiltern.uk)

GROUND FLOOR  
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 580 sq ft. (53.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for descriptive purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 1/2025



## Directions

## Viewings

Viewings by arrangement only. Call 0208 681 8133 to make an appointment.

## Council Tax Band

C

## EPC Rating:

B

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 81                      | 81        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |