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MARRIOTT VERNON

ESTATE AGENTS

45 Blackhorse Lane, Croydon, CR0 6RT

Offers in excess of £600,000



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45 Blackhorse Lane

Croydon, CR0 6RT

Substantial Freehold Property

2 x Two Bedroom Flats and 1 x Studio

Modern Kitchens

Two Parking Bays to Front

Moments from Blackhorse Tram

Currently Comprising 3 Separate Units

Popular Residential Location

Bathrooms with White Suites

Further Parking to Rear

Close to Shops and Amenities

Guide Price £650,000-£700,000

Marriott Vernon present this substantial freehold property, conveniently situated close to transport links, shops and amenities, currently laid out as three individual dwellings with excellent rental potential. The property comprises a large studio flat to the ground floor, and two further two bedroom flats to the ground and first floor respectively, along with two parking bays to the front of the property and additional parking to the rear. Features include bright, well planned living space, with reception areas to each property, modern kitchens and bathrooms, gas central heating to lower ground and ground floors, and electric heating to the first floor.

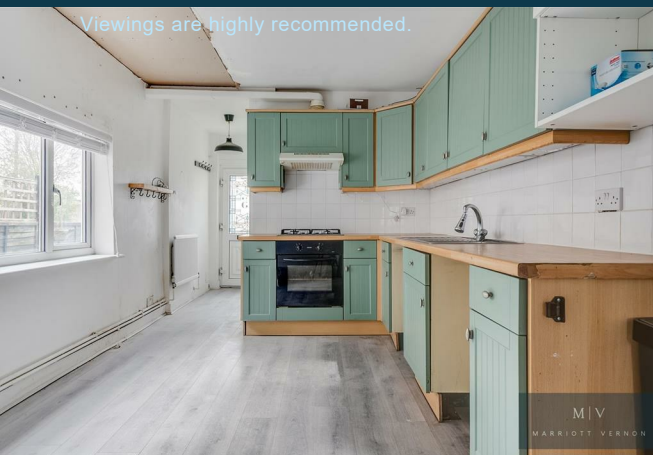
Lower ground floor - comprising large studio room with access to the rear, kitchen with modern range of units and a bathroom with white suite.

Ground floor - comprising a generous reception room, two bedrooms, kitchen with modern range of units and a bathroom with white suite.

First floor - comprising a light and spacious reception room, two bedrooms, kitchen with modern range of units and a bathroom with white suite.

The property is superbly located in a sought after residential road moments from Tramlink at Blackhorse Lane, as well as regular bus routes providing excellent fast and frequent links to nearby East Croydon station and Croydon town centre. Lower Addiscombe Road is just a short walk away providing an array of local shops including cafes, supermarkets, butcher, and greengrocer, with Croydon itself offering a wider variety of shops, bars, restaurants and leisure facilities. The area is also well served by good local schools and lovely open spaces.

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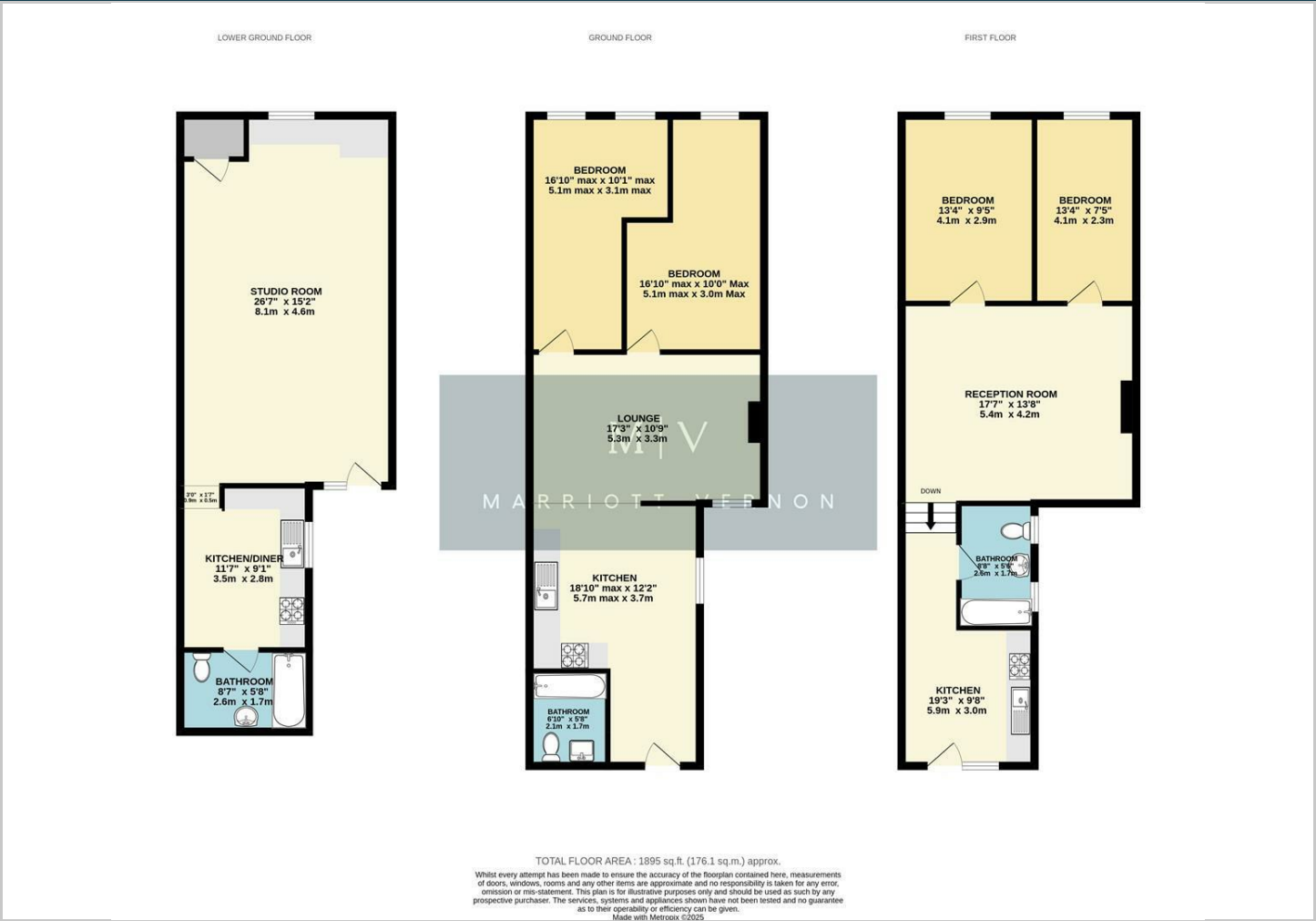




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Floor Plans



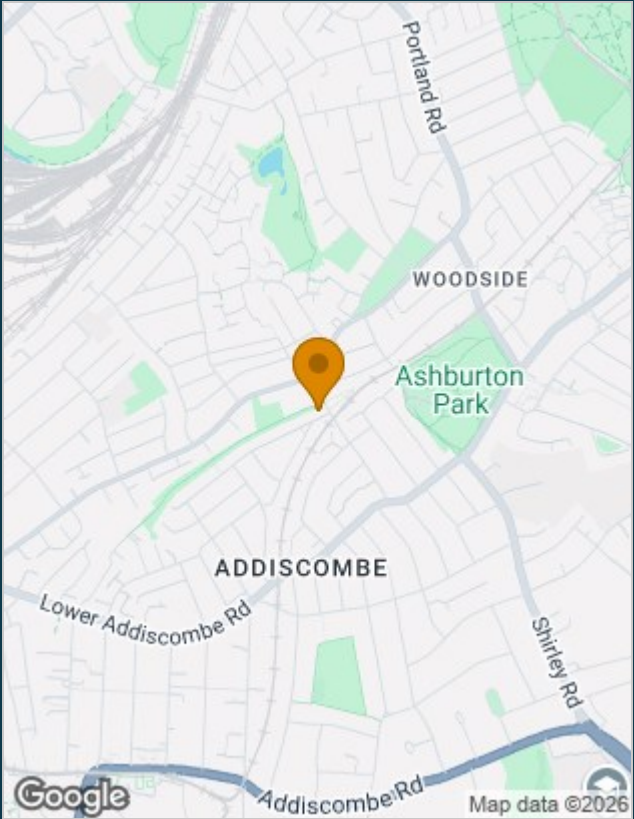
Viewing

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



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