

FOR SALE



Pawsons Road, Croydon CR0

GUIDE PRICE £180,000 Leasehold

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Property Description

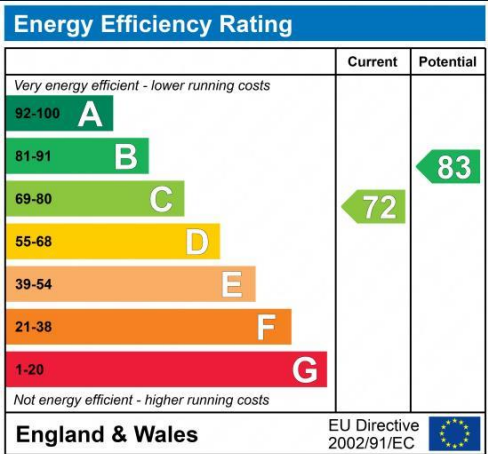
Offered chain-free to the market, this one-bedroom flat boasts a double bedroom with built-in wardrobes, a separate kitchen, a three-piece bathroom, and a good-sized living room, perfect for hosting guests.

For commuters, there are excellent bus routes to Croydon Central and Elephant & Castle, while Selhurst Station offers quick and easy connections to London Victoria and London Bridge. In addition to the superb transport links, Croydon Town Centre is just a short distance away, providing a vibrant high street with a wide range of popular shops, restaurants, and amenities.



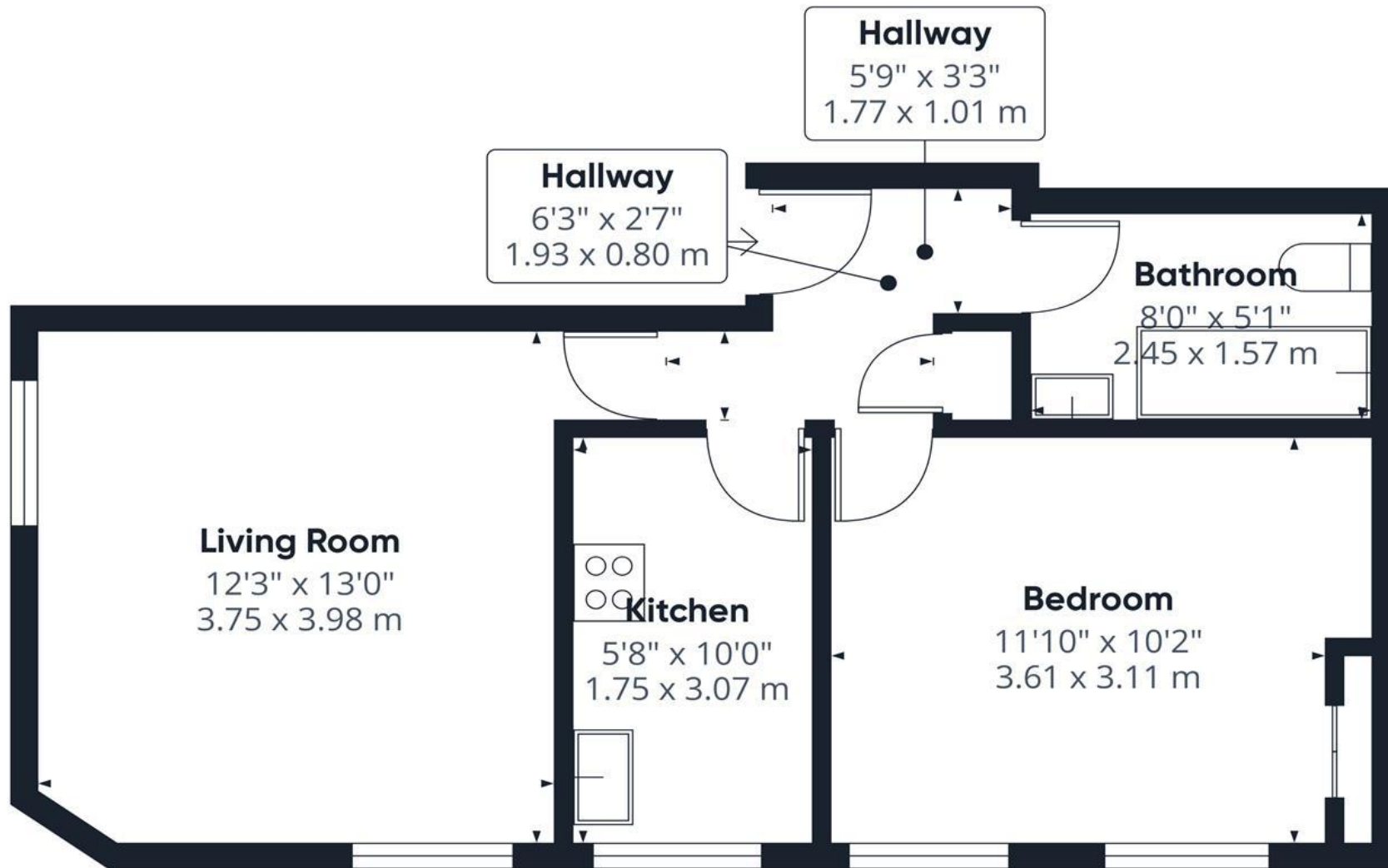
Disclaimer

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Approximate total area^m
450 ft²
41.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Material Information

Tenure – Leasehold

Length Of Lease – 180 years remaining

Service Charge – £2202.42

Council Tax Band – B

Local Authority – Croydon Council



Property Type
Flat (Purpose Build)



Construction Type
Brick



Parking
No Parking



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric
Communal



Broadband
Standard/ Superfast/
Ultrafast



Mobile Signal
Good Coverage

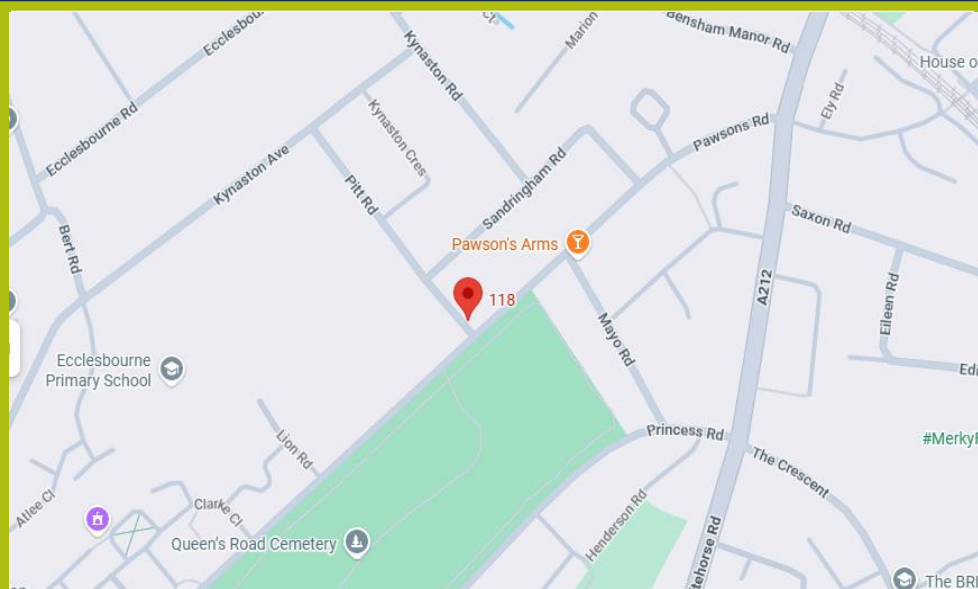


Flood Risk

Has the property been flooded in the past five years: NO
Risk Level: Low



**Proposed Development
in Immediate Locality?**
None



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889



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