

54 Champion Close,  
Croydon, Surrey  
CR0 5SN



Paul O'Shea Homes are proud to present this exceptionally well-proportioned and immaculately presented two-bedroom second floor apartment, situated in one of the most desirable and tranquil developments in the area.

One of the largest and best laid-out, dual-aspected two-bedroom apartments in the development (904 sq ft), the property offers generous room sizes, excellent storage, and a peaceful yet well-connected lifestyle.



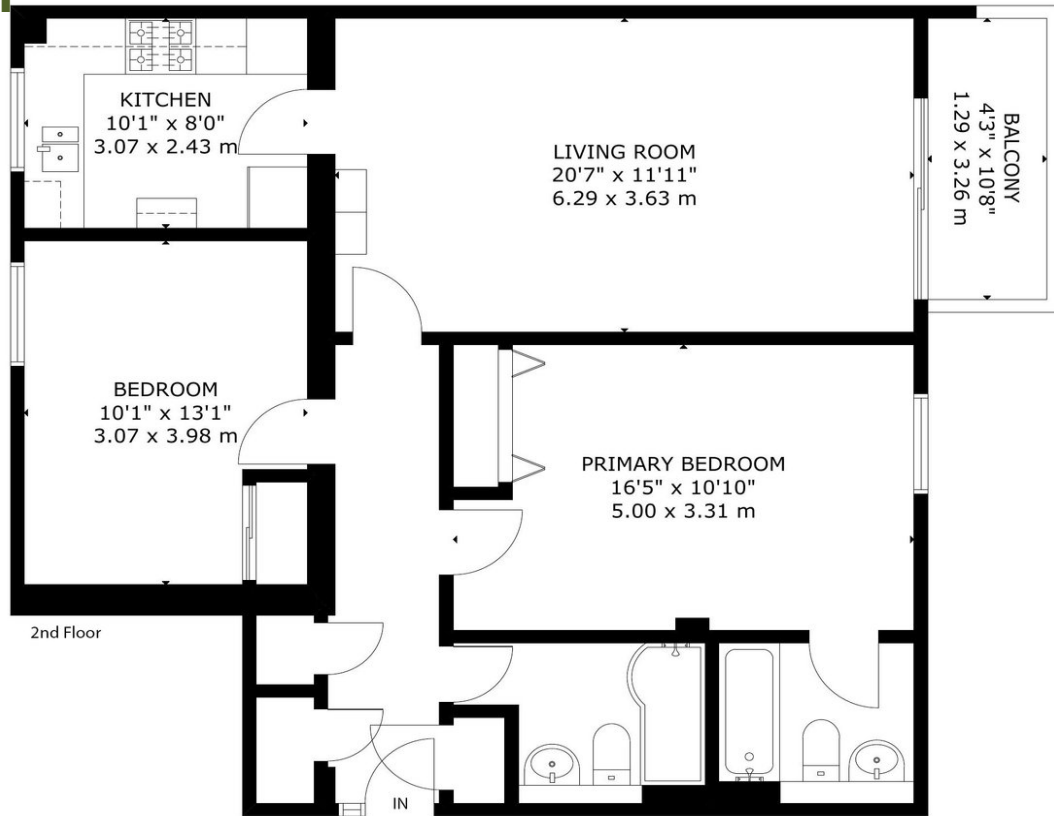
It is set within approximately three acres of landscaped communal gardens. It also comes with a private single garage and guest parking.

**Key Features:**

- Second floor apartment with lift access
- Private single garage plus guest parking available
- No onward chain. Share of Freehold



## Floorplan



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every attempt has been made to ensure the accuracy of this floor plan measurements of doors, windows, rooms, setbacks & sqmetres are approximate. For Identification Purposes only. The actual property will vary. Price on application for a 180 day Licence to use this Plan ©15062025. Not to scale. Floorplan, Photography, Virtual Tours, Inventory, Video & EPC's by www.steelelondon.co.uk email: mark@steelelondon.co.uk

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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		
	81	82

- **Guide Price £375,000-£385,000**
- One of the largest and best laid-out, dual-aspected two-bedroom apartments in the development (904 sq ft)
- Second floor with lift access
- Immaculately presented and move-in ready
- Brand new Vaillant ecoFIT pure 830 combi boiler installed June 2025
- Private single garage plus guest parking available
- Video entry phone system within the flat