

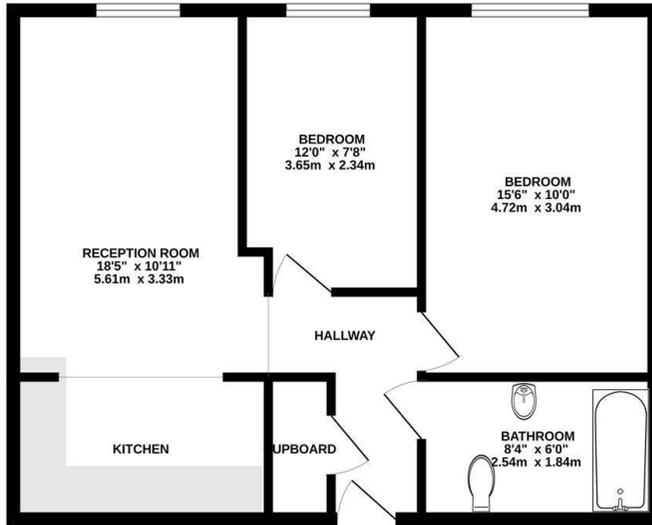


Flat 41, Edison Court 2A Campbell Road, Croydon, CR0 2RH

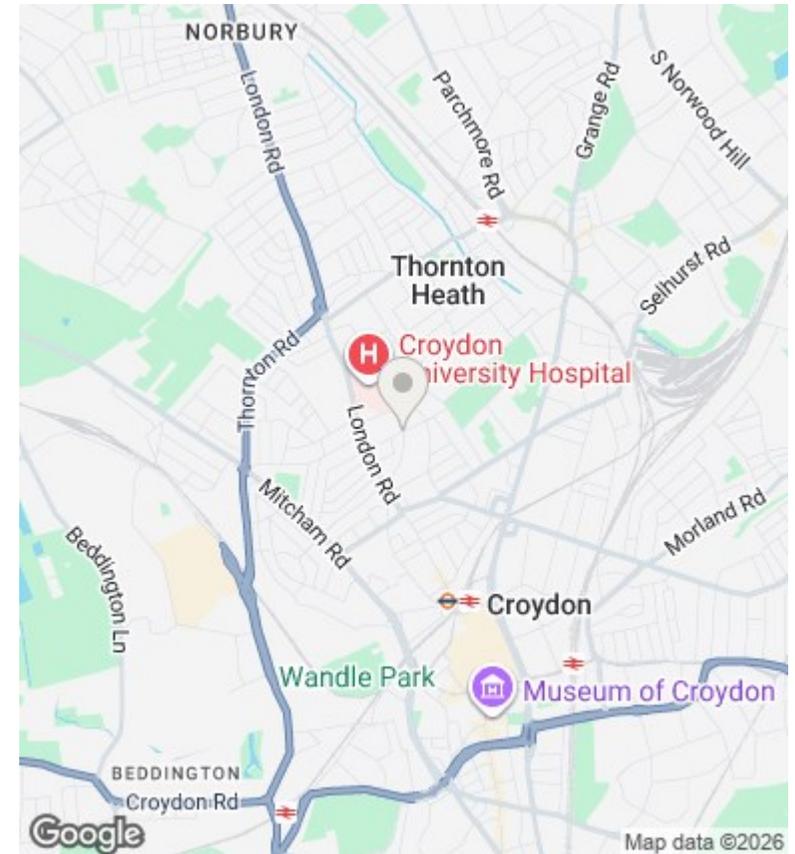
Asking Price £240,000

- Two well-proportioned bedrooms
- Large family bathroom
- Located within a well-maintained development
- Close to local shops, amenities, and transport links
- Spacious and bright living room
- Well-presented throughout
- Ideal first-time purchase or buy-to-let investment
- Modern open-plan kitchen
- Ample natural light in all rooms
- Convenient access to Croydon town centre

GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA: 594 sq.ft. (55.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance 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 is given as to their operability or efficiency due to age.
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Directions

Viewings

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

Council Tax Band

C

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		78	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	