



## 74B London Road, Croydon, CR0 2TB

Asking Price £275,000

- Spacious two-bedroom apartment
- Modern bathroom
- Well-presented throughout
- Close to shops, amenities and transport links
- Bright open-plan kitchen/living room
- Excellent investment opportunity
- Prime London Road location
- Two well-proportioned bedrooms
- Ideal first-time purchase
- Walking distance to West Croydon

## Directions

## Viewings

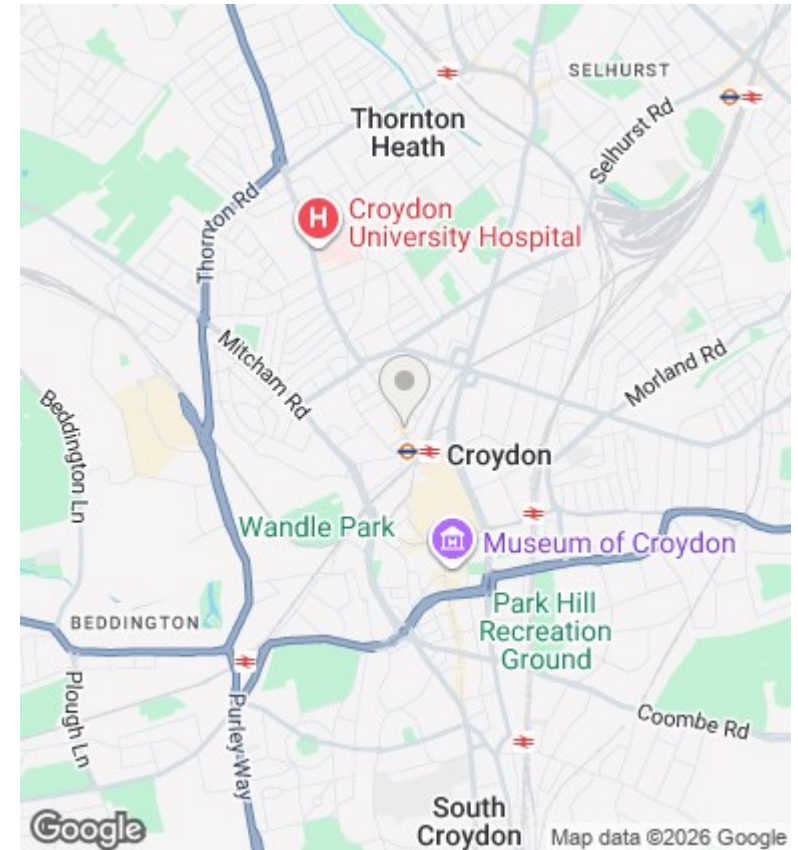
Viewings by arrangement only. Call 0208 681 8133 to make an appointment.

## Council Tax Band

C

## EPC Rating:

B



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	