

FOLKLANDS

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quoting location
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LEBANON ROAD, EAST CROYDON
GUIDE PRICE £485,000

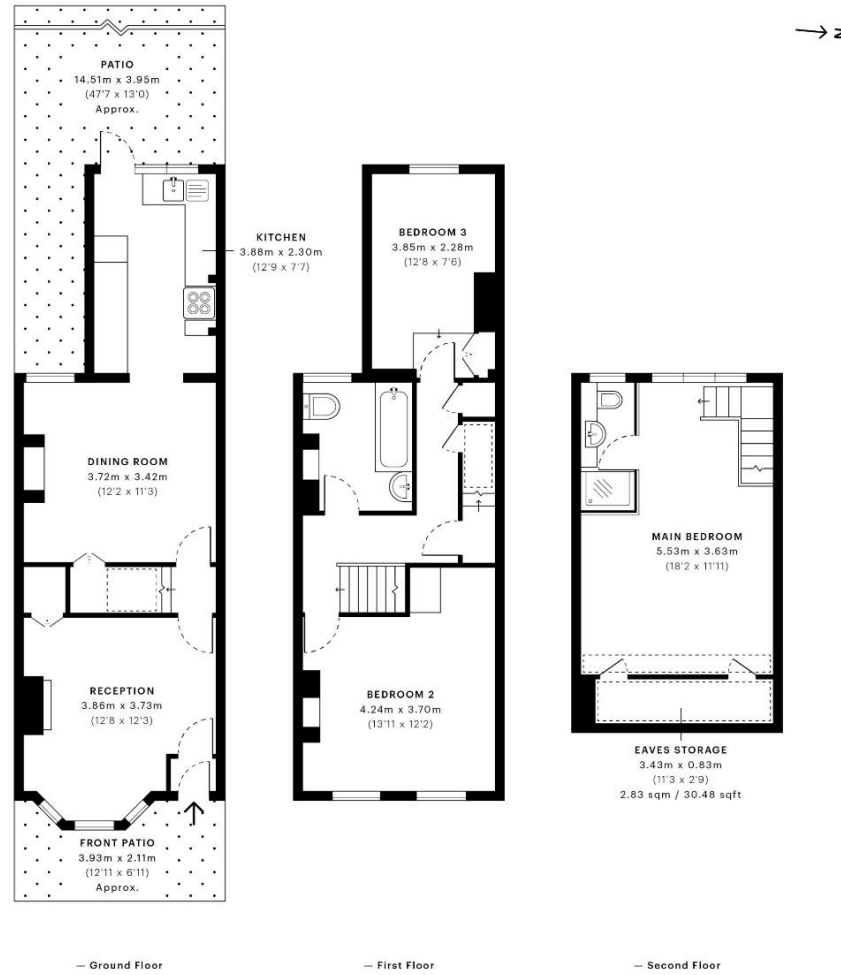












GROSS INTERNAL AREA (GIA)
The footprint of the property
99.96 sqm / 1075.96 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
88.50 sqm / 952.61 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
6.72 sqm / 72.33 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 96.18 sqm / 1035.27 sqft
IPMS 3C RESIDENTIAL 92.01 sqm / 990.39 sqft

spec id: 62ac4fe8737fdb0e51e52a98

- ❖ TERRACE HOUSE
- ❖ THREE DOUBLE BEDROOMS
- ❖ TWO BATHROOMS
- ❖ CHAIN FREE
- ❖ WEST FACING REAR GARDEN
- ❖ 0.4 MILES FROM EAST CROYDON TRAIN STATION
- ❖ 0.1 MILES FROM LEBANON ROAD TRAM STOP
- ❖ CLOSE TO LOCAL AMENITIES
- ❖ HIGHLY DESIRABLE LOCATION
- ❖ EPC EER E

**** Chain Free **** A three double bedroom period terrace house situated within this highly desirable tree lined residential road, conveniently located only 0.4 miles from East Croydon train station and 0.1 miles from Lebanon road tram stop.

Offered to the market with no onward chain, this light & airy home benefits from double glazing throughout, it has a porch entrance, and offers scope to modernise. Additionally, the property features gas central heating and enjoys a westerly facing rear garden.

The accommodation comprises master bedroom with en-suite shower room, two further double bedrooms, a three-piece family bathroom suite, two separate reception rooms with stripped wooden floorboards, ample under stairs storage, and a 12'9 kitchen with a rear door leading onto the private garden.

Furthermore, this property sits a short distance away from a wide range of local shops, has a gym within 0.2 miles, and is approximately half a mile from Croydon town centre & the highly acclaimed Box Park complex.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		