











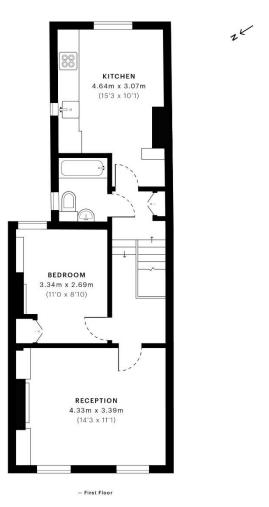




GROSS INTERNAL AREA

49.12 sqm / 528.72 sqft





49.12 sqm / 528.72 sqft



0.00 sqm / 0.00 sqft



IPMS 3B RESIDENTIAL 47.03 sqm / 506.23 sqft

IPMS 3C RESIDENTIAL 44.99 sqm / 484.27 sqft





- Ground Floor

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.

SPEC ID 5f6868decb60ab0dc449a364

- * ONE DOUBLE BEDROOM
- **❖** FIRST FLOOR FLAT
- **❖** RECENTLY REFURBISHED
- ❖ 0.6 MILES FROM EAST CROYDON TRAIN STATION
- ❖ BEAUTIFUL KITCHEN/ BREAKFAST ROOM
- **&** LARGE LIVING ROOM
- ❖ 528 SQFT OF ACCOMMODATION
- ❖ AMPLE LOFT STORAGE SPACE
- ❖ PLENTY OF FITTED STORAGE
- **& EPC EER C**



A recently refurbished one double bedroom first floor conversion flat, situated within this popular residential area, conveniently located only 0.6 miles from East Croydon train station and moments from the local bus stop (Route 410).

This bright & spacious apartment enjoys 528 sqft of floor space and benefits from a 102-year lease, it has a large loft space with scope to further develop (Subject to the usual permissions), and offers ample fitted storage space.

The accommodation comprises one double bedroom with two fitted wardrobe cupboards, a full width lounge/dining room with a feature fireplace & built in cabinets, a smartly presented bathroom suite with shower over-bath, and a beautifully appointed kitchen/breakfast room.

Furthermore, this property sits within close proximity of a range of local shops, cafe's & restaurants and benefits from being a short distance from several local parks and green spaces. In our opinion this property would make a fantastic first-time-buy, or long term investment.

