



Croydon Road, SE20 | Guide Price £375,000

020 8702 9333

[crystalpalace@pedderproperty.com](mailto:crystalpalace@pedderproperty.com)

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# In General

- Two bedroom third floor apartment
- Lift
- Underfloor heating
- Balcony
- Communal Garden
- Bike Shed
- Nearby multiple transport links
- Off street parking

# In Detail

Guide price £375,000 - £400,000

This stunning two bedroom apartment is situated on the third and top floor of a highly regarded modern development, offering an abundance of natural light and an immediately welcoming atmosphere. Tastefully finished throughout, the property presents an excellent opportunity to acquire a home that is both stylish and ready to move into.

The apartment extends to approximately 622 sq ft and features underfloor heating throughout, enhancing comfort and energy efficiency. The contemporary kitchen and bathroom are finished to a high standard, with the kitchen benefiting from a full range of integrated appliances to create a sleek, uncluttered living space.

The larger bedroom enjoys the added luxury of an en-suite shower room, while the second bedroom is well proportioned and versatile, suitable for use as a guest room, home office, or nursery. A built-in storage cupboard in the hallway provides valuable additional storage.

Further advantages include a private balcony overlooking beautifully maintained communal gardens, offering a peaceful outdoor retreat, as well as an off-street parking space.

Residents benefit from excellent building amenities, including a lift, secure video entry system, and a dedicated bike shed, all contributing to convenient and secure modern living.

The location is particularly well connected, with Norwood Junction, Anerley, and Birkbeck stations all within walking distance, providing access to multiple mainline and Overground services. There are also bus routes conveniently located along the road, ensuring excellent transport links.

Overall, this property represents a comfortable and well-located first-time purchase, combining modern living, strong transport connections, and attractive surroundings.

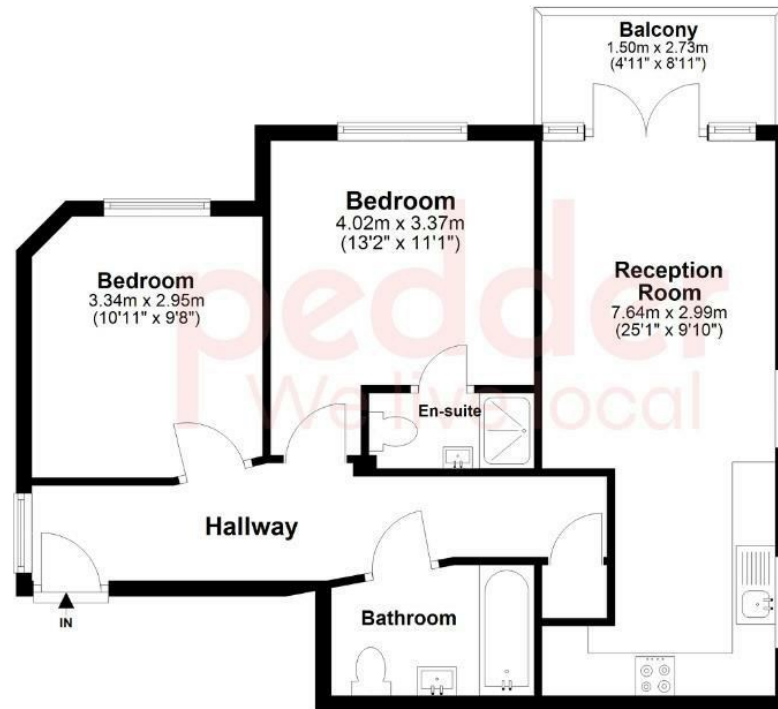
EPC: C | Council Tax Band: C | Lease: 118 Years remaining | SC: £2,630pa | GR: £350pa | BI: TBC



# Floorplan

## Third Floor

Approx. 57.9 sq. metres (622.9 sq. feet)



Total area: approx. 57.9 sq. metres (622.9 sq. feet)

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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C		79	79
55-68) D			
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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