



Croydon Road, SE20 | £315,000

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In General

- One bedroom period conversion
- Light and bright accommodation
- A share of the freehold
- Excellent condition
- Communal rear garden
- Close to transport links

In Detail

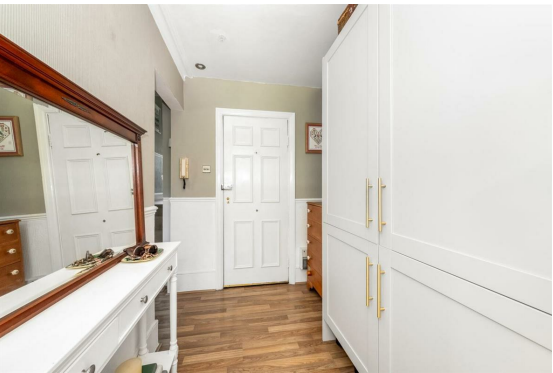
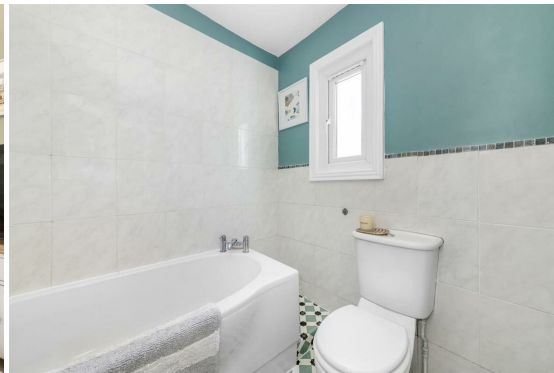
An elegantly presented one bedroom first floor period conversion conveniently positioned within proximity of multiple transport links.

This characterful and partially split level accommodation is flooded with natural light and offers a tastefully finished and immediately enjoyable new home. The reception rooms boasts a sunny south-easterly aspect, large shuttered double glazed sash windows, a pretty feature fireplace, and bespoke cabinetry. The bedroom is quietly located at the rear of the building with high ceilings and coving, whilst the kitchen has plenty of work and storage space and a bright skylight. Further points to note include a communal rear garden and a share of the freehold.

This attractive Victorian building has a recently refreshed facade and is set back from the road. Nearby transport links include Norwood Junction (11 mins to London Bridge), Anerley, and Birkbeck stations. Also, bus routes along the road.

A comfortable first time purchase.

EPC: C | Council tax band: B | Lease: 988 years remaining | SC: £900 pa | GR: £0 | BI: TBC



Floorplan

Croydon Road SE20

Approximate Gross Internal Area
48.5 sq m / 522 sq ft



First Floor

 = Reduced headroom below 1.5 m / 5'0

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
102 plus) A		
(81-101) B		
(69-80) C		
(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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