



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 460 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 484 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 924 SQ FT / 86 SQM	Brierley
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.	
	photoplan

Council Tax Band C
Local Authority London Borough of Croydon

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) 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	



3 Bedrooms

House - Terraced

Asking Price

£365,000

Located In

Croydon



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33 Brierley

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£365,000

Freehold



- Three bedroom terrace property
- No onward chain
- Excellent transport links
- Close to a number of state and independent schools
- Off street parking