



1 Bedroom | 1 Bathroom | 1 Reception Room

St Augustine's Avenue | South Croydon | CR2 6JJ

Guide price £250,000

LOFT

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- Tastefully designed apartment in a Victorian conversion
- Share of freehold with low maintenance costs
- Private section of garden for sole use
- Vast reception room with high ceilings, bay windows and wooden flooring
- Separate kitchen with space for all appliances
- Allocated parking space, ideally situated only a short walk from bus links and shops
- Two train stations within walking distance

Entrance

First Floor

Hallway

Kitchen

9'6 x 6'8 (2.90m x 2.03m)

Reception room

20'3 x 12'1 (6.17m x 3.68m)

Bedroom

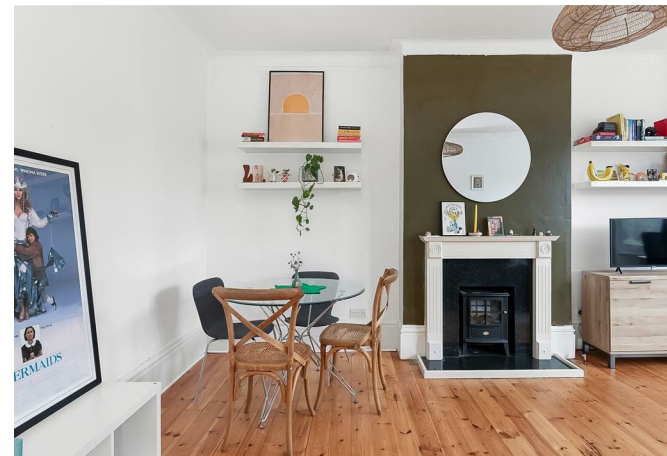
12'3 x 11'6 (3.73m x 3.51m)

Bathroom

Outside

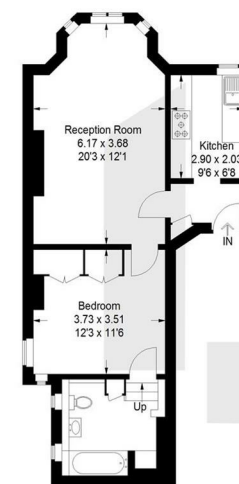
Communal Garden

35'6 x 22'3 (10.82m x 6.78m)



St. Augustines Avenue, CR2

Approximate Gross Internal Area
52.3 sq m / 563 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1277132)



EPC Rating: C

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