



Lodge Road, CR0  
Guide £300,000 - £325,000

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# In general

- Ground floor flat
- Neat private rear garden
- Proximity to West Croydon station
- 150 year lease
- No onward chain

# In detail

A well presented two bedroom ground floor garden flat available for sale with no onward chain.

This fresh and inviting property is positioned in a popular quiet location and could make for an ideal first purchase. One of just two properties in building, the accommodation has the benefit of a well appointed, separate kitchen and a spacious reception room, with a large bay window allowing for plenty of natural light. Other notable features include neutral decor (perfect for those wanting to add their own stamp), high ceilings, a long lease, and a generous hallway.

Externally there is direct access to a neat private garden with colourful planting and shrubbery - perfect for relaxing on sunny summer days.

Lodge Road works well for access to West Croydon station with speedy links to the City and Canary Wharf, as well as proximity to various shopping and leisure options in both Central and East Croydon with the vibrant Box Park, and many green open spaces such as Lloyd Park and Selsdon Wood Nature Reserve.

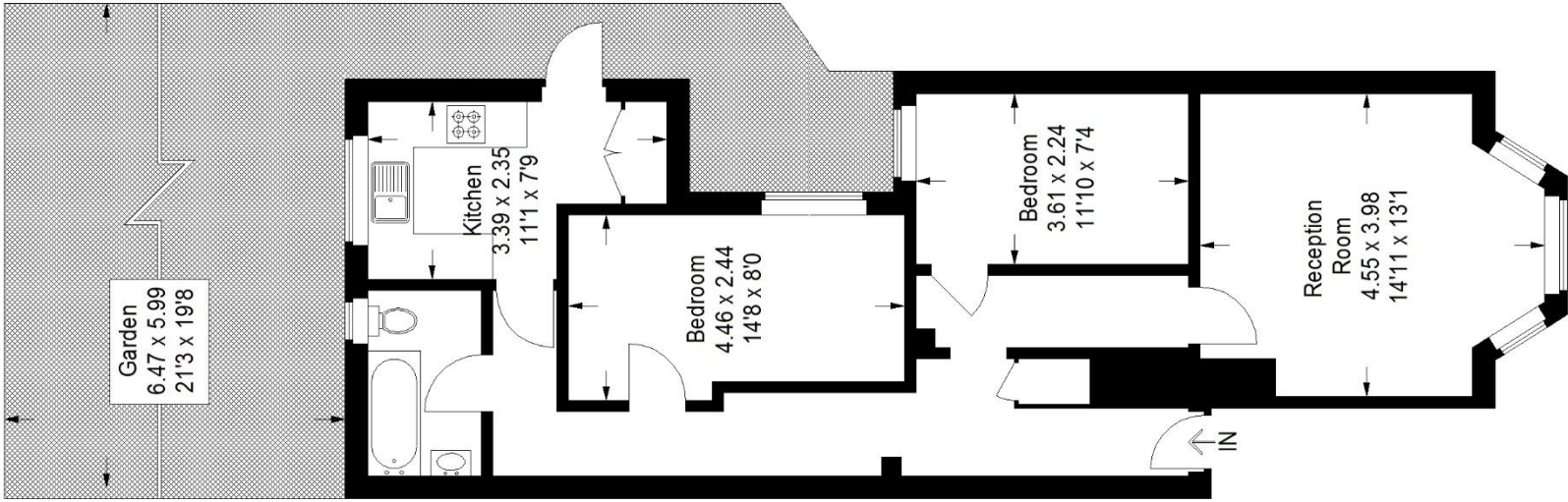
EPC: D | Council Tax Band: C | Lease: 150 years remaining | SC: N/A | GR: N/A



# Floorplan



**Lodge Road, CR0**  
 Approximate Gross Internal Area  
 66.4 sq m / 715 sq ft



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

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