



Croydon Road SE20
£500,000

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In general

- Private rear garden
- Off street parking
- A share of the freehold
- An abundance of character detail
- Well placed for transport links
- High quality finish and fittings

In detail

A breathtakingly characterful two bedroom hall floor garden flat forming part of a beautiful brick-fronted detached Victorian villa, well placed for multiple rail links and amenities in Anerley.

Upgraded and modernised with an exceptional eye for detail, this light, bright and inviting accommodation is an uncommon offering in the local property market, one which really should be viewed to be appreciated.

Notable features include high ceilings, stripped wood flooring, original iron fireplace, ornate coving, French doors to a private 55ft rear garden, recently fitted bespoke plantation shutters, a beautiful Scandinavian-style kitchen with lots of storage, premium appliances, quartz surfaces, a generous 24ft 9 sitting room, private parking, a share of the freehold, and a pleasant entrance hall with stained glass detail.

The bathroom has been completely upgraded and offers a contemporary space with a bespoke sink / vanity unit and high-end fittings, whilst the garden is a great relaxing space on pleasant summer days and provides ample room for entertaining.

This location offers access to Anerley, Birkbeck & Norwood Junction rail (with fast links to central London) - ideal for the occasional or full-time commuter as well as easy access to the shops and restaurants.

A real one-off property that is sure to impress.

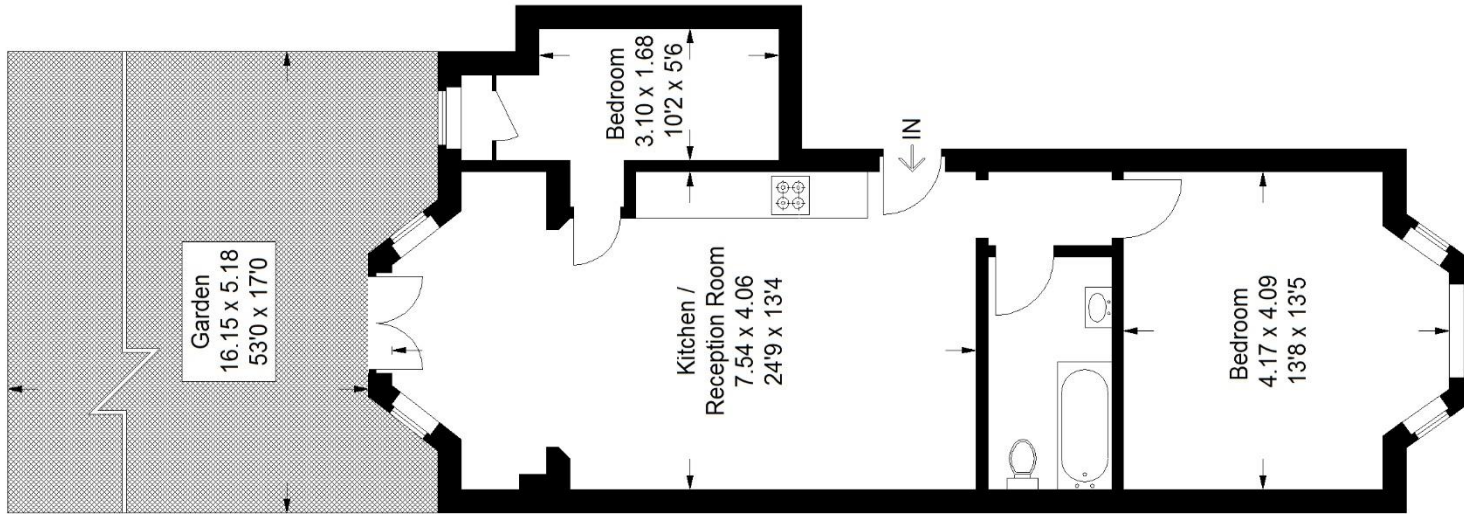
EPC E | Council Tax Band: C | Lease: TBC | SC £75pm | GR: TBC



Floorplan

Croydon Road, SE20

Approximate Gross Internal Area
60.0 sq m / 646 sq ft



Ground Floor

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	42 E	70 C
21-38	F		
1-20	G		

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