



Croydon Road SE20
£280,000

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In general

- First floor period conversion
- A share of the freehold
- Convenient location
- Fitted storage
- Separate kitchen
- Large communal garden and shed

In detail

A light, bright and well presented one bedroom first floor period conversion conveniently placed for transport links and amenities.

This charming property benefits from fresh, neutral decor and could make for a perfect first time or investment purchase.

Highlights include a share of the freehold, replacement wood flooring, a separate kitchen, a sunny reception room with a southerly aspect, a generous bedroom with fitted storage, and high ceilings.

Externally there is a large communal rear garden - perfect for enjoying on summer days.

Croydon Road is well served by Penge East / West and Kent House rail links and is nearby the High Street and Crystal Palace Park.

EPD: D | Council Tax Band: B | Lease: 81 years remaining | SC: £75pm (sinking fund) | GR: £0 | BI: £0

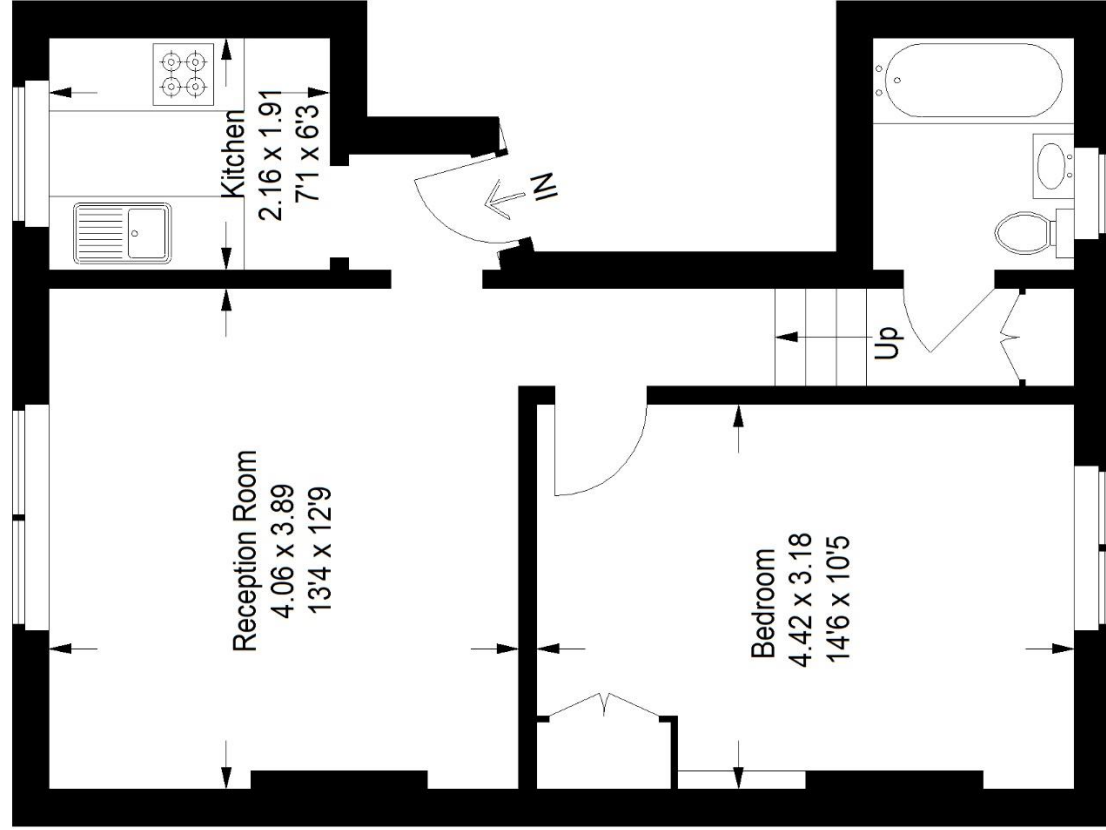


Floorplan

Croydon Road, SE20

Approximate Gross Internal Area

44.1 sq m / 475 sq ft



First 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	65 D	77 C
39-54	E		
21-38	F		
1-20	G		

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