



Croydon Road SE20  
£280,000

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# In general

- A share of the freehold
- Attractive Victorian build
- Separate kitchen with skylight
- Attic storage space
- Communal rear garden

# In detail

A light, bright and characterful one bedroom first floor period conversion forming part of an attractive detached Victorian building nearby multiple transport links and amenities.

This partially split level accommodation offers a welcoming space that could make for an ideal first time purchase.

Points to note include well maintained common areas, a separate kitchen with a skylight, double glazing throughout, a share of the freehold, a generous entrance lobby (could make for a home working space), attic storage, and a 14ft 7 reception room.

Externally there is a communal rear garden with secure side access.

This location &nbsp;is well placed for rail links at Birkbeck, Anerley, Clock House and Norwood Junction , offering access to London Bridge, Victoria, Charing Cross & Cannon Street.

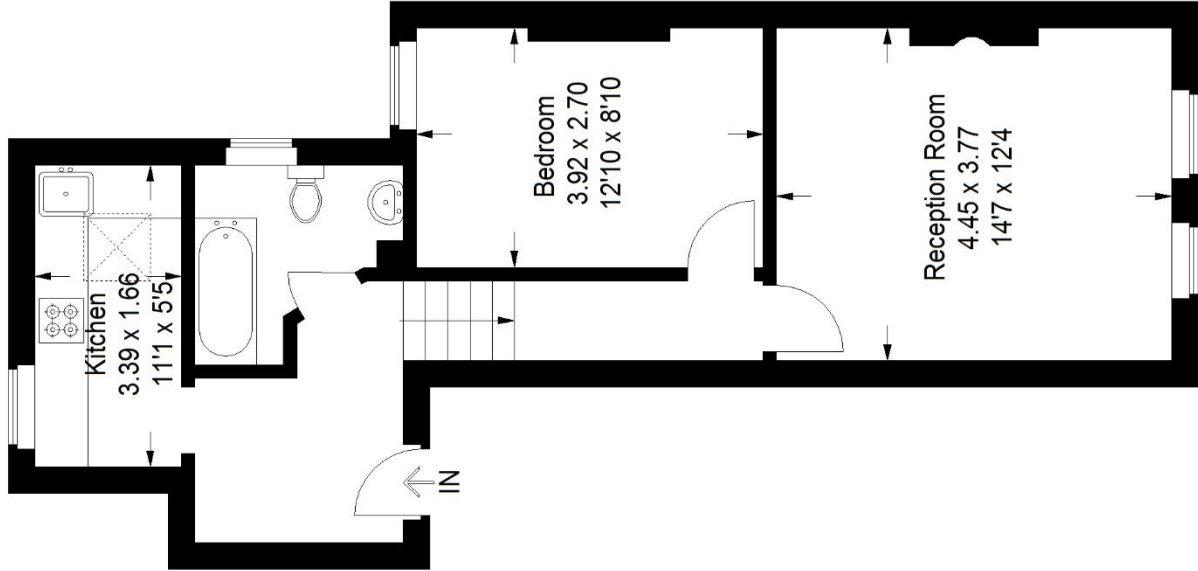
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# Floorplan

Croydon Road SE20

Approximate Gross Internal Area  
48.5 sq m / 522 sq ft



## First Floor

 = Reduced headroom below 1.5 m / 5'0

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63   D	77   C
39-54	E		
21-38	F		
1-20	G		

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