



Croydon Road, SE20  
Offers over £400,000

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# In general

- 810 sq ft / 75.3 sq m
- Two double bedrooms
- Characterful property
- Convenient location
- An abundance of eaves storage
- A share of the freehold
- Communal rear garden
- Lots of natural light

# In detail

A spacious two double bedroom top floor period conversion forming part of an attractive detached Victorian building close to multiple transport links.

This characterful property totals 810 sq ft / 75.3 sq m and occupies the entire second floor, providing light and bright accommodation and tastefully finished décor. The main living area is a double aspect 16ft 7 reception room which is socially open plan to the kitchen, featuring a breakfast bar. Both bedrooms are generously proportioned, whilst an internal staircase adds to a sense of space. Highlights include replacement double glazed sash windows throughout, an abundance of eaves storage space, a modern four-piece bathroom with a separate walk-in shower and skylight, and a share of the freehold. Externally there is a sizeable communal rear garden.

The building has undergone extensive external maintenance which showcases the intricate period details, whilst neat common parts include black and white checked flooring and a beautiful stained glass door and surround.

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

EPC: D | Council Tax Band: C | Lease: 989 years remaining | SC: £75pm | GR: N/A | BI: Incl in SC



# Floorplan

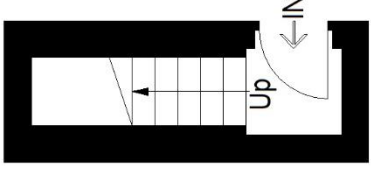
## Croydon Road, SE20

Approximate Gross Internal Area

First Floor = 2.9 sq m / 31 sq ft

Second Floor = 72.4 sq m / 779 sq ft  
(Excluding Eaves)

Total = 75.3 sq m / 810 sq ft



### First Floor

 = Reduced headroom below 1.5 m / 5'0"



### Second 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	75 C
39-54	E		
21-38	F		
1-20	G		

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