



1  
Bedroom

1  
Bathroom





A tastefully refurbished first from flat, situated in a popular treelined road close to East Croydon Railway station and good transport links. The property is spacious and exceptionally upgraded to a high finish, making this a first choice home for professionals and young couples. Suitable also for an investor to rent immediately, as the property is available with the Freehold and has the potential to convert the loft to add up to two more bedrooms (subject to the usual building control regulations).

A tastefully refurbished first floor flat, situated in a popular treelined road close to East Croydon Railway station and good transport links. The property is spacious and is exceptionally well upgraded to a very high finish, making this the first choice home for individuals, couples and professionals. Suitable also for an investor to rent immediately, as the property is available with the Freehold and has the potential to convert the loft, adding up to two more bedrooms (subject to the usual planning and building control regulations).

The property briefly comprises: Enclosed entrance porch (shared); entrance lobby with stairs to the first floor landing; lounge; kitchen; bedroom and shower room. The current owner occupier has recently refurbished the place with features to include: re-plastering the walls and complete redecoration; a new fully fitted kitchen with integrated appliances; a delightful new shower room, and new flooring throughout. There is also a new boiler and new radiators and a recently fitted wardrobe in the bedroom. The loft area is boarded and has light. Apart from that, it is untouched, leaving any buyer the opportunity to convert the loft, subject to required permissions (as many have done in the road).

Viewing is highly recommended at your earliest opportunity. We have keys and the owner will always be out when people are viewing so observing coronavirus protocol is easily possible. Contact our office now on 020 8464 1854 to book your appointment.

**Tenure: Share of Freehold**

**Council Tax: Band B**

**EPC rating: D**

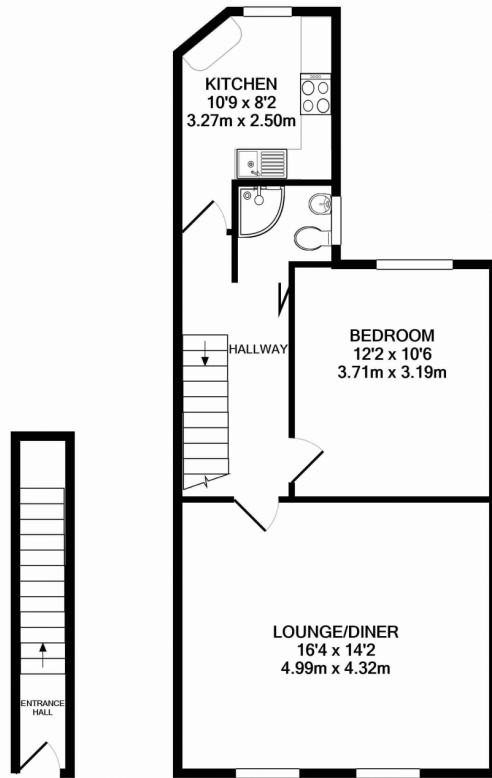
**Lounge** 5.02m x 4.64m (16.47ft x 15.22ft)

**Kitchen** 2.72m x 2.57m (8.92ft x 8.43ft)

**Bedroom** 3.67m x 3.20m (12.04ft x 10.50ft)

**Shower room** 1.77m x 1.56m (5.81ft x 5.12ft)

**Landing** 4.64m x 1.68m (15.22ft x 5.51ft)



ENTRANCE FLOOR  
APPROX. FLOOR  
AREA 49 SQ.FT.  
(4.6 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 536 SQ.FT.  
(49.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 585 SQ.FT. (54.4 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	69
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

