

Croydon Road

£159,950



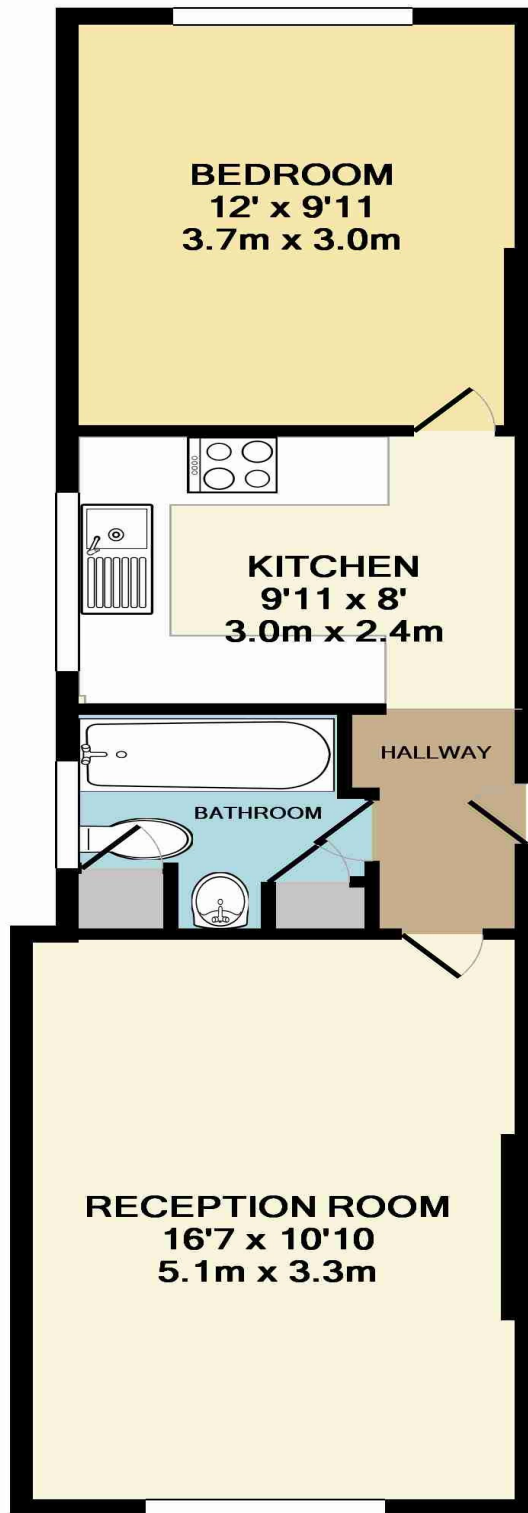
A one bedroom Victorian conversion located on the first floor.

The property is ideally located for bus routes into Beckenham and Croydon Town Centre as well as Elmers End train and tram station.

The entrance hall comprises of a lounge, kitchen, Double bedroom and a three piece suite bathroom.

The property benefits from one parking space and a communal garden.

Disclaimer: Please note these particulars whilst believe to be accurate are set out as guidelines only and do not constitute any part of an offer or contract.



TOTAL APPROX. FLOOR AREA 452 SQ.FT. (42.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	81		65
	52		40
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC