

Approximate total area<sup>(1)</sup>  
518.51 ft<sup>2</sup>  
48.17 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

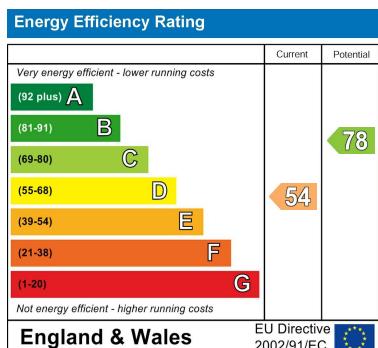


£280,000 Swallowdale, South Croydon, CR2 8SG



Welcome to the market is this extremely well presented two bedroom top floor maisonette which internally benefits from a modern fitted kitchen and refitted bathroom, living room measuring 13'11 x 9'11, landscaped rear garden with side access, double glazed windows throughout, fitted wardrobes in both bedrooms, and garage situated en bloc.

Swallowdale is a cul de sac location and is conveniently located for frequent bus services to surrounding areas, local schools, Selsdon and Forestdale shops and amenities and greenspace. Call now to avoid disappointment. Leasehold 132 years remaining/ £0 Ground Rent/ £0 Service charges/ Croydon council tax band C/ EPC E.



TAX BAND: C

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Entrance Hall

VIEWING NOTES:

Kitchen

6'9 x 10'0 (2.06m x 3.05m)

Living Room

13'11 x 9'11 (4.24m x 3.02m)

Landing

Bedroom

13'7 x 10'0 (4.14m x 3.05m)

Bedroom

10'6 x 6'9 (3.20m x 2.06m)

Bathroom

Garden

En Bloc

