



Approximate total area<sup>(1)</sup>  
 955 ft<sup>2</sup>  
 88.7 m<sup>2</sup>

Balconies and terraces  
 105 ft<sup>2</sup>  
 9.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



EST 1973  
**Paul Meakin** ESTATE AGENTS  
 Offers In Excess Of £475,000 Lynne Close, South Croydon, CR2 8QA

- Stunning Three bedroom apartment
- Stylish Kitchen with central island
- Three generous double bedrooms
- Private balcony with amazing views
- Allocated parking space included
- Spacious Open plan Kitchen and Living area
- Bright and airy throughout
- Main Bedroom with en suite
- Overlooking the peaceful Bird Sanctuary
- Step free access to apartment and communal gardens

Welcome to this exquisite three-bedroom flat located on Lynne Close in South Croydon. This property is two years old and offers a perfect blend of modern living and comfort, making it an ideal choice for families or professionals seeking a stylish home.

As you enter, you are greeted by a spacious open-plan kitchen and living room, which is perfect for entertaining or relaxing with loved ones. The kitchen features a contemporary island, providing both functionality and a social hub for gatherings. The living area is bathed in natural light, creating a warm and inviting atmosphere.

The flat boasts three well-proportioned double bedrooms, with the master bedroom benefiting from an ensuite bathroom for added convenience and privacy. The additional two bedrooms are versatile and can be used as guest rooms, children's rooms, or even a home office.

One of the standout features of this property is the private balcony, which offers stunning far-reaching views across the nearby bird sanctuary. This tranquil setting is perfect for enjoying your morning coffee or unwinding after a long day.

For your convenience, the flat comes with an allocated parking space with the added bonus of an EV charging point, ensuring you never have to worry about finding a spot. Additionally, residents can enjoy access to a communal garden, providing a lovely outdoor space to relax and socialise with neighbours.

In summary, this flat on Lynne Close is a fantastic opportunity to secure a modern home with disable access in a desirable location, complete with all the amenities you could need. Whilst also being conveniently located for bus services to surrounding areas and mainline train stations, as well as being close

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	87
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

**TAX BAND: E**

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



