Ground Floor

Hallway

Approximate total area⁽¹⁾
519.35 ft²
48.25 m²

Floor 1

Landing
7'10" x 2'5"
2.40 x 0.75 m

Bathroom
6'4" x 5'6"
1.94 x 1.68 m

Bedroom Two
10'7" x 6'9"
3.23 x 2.06 m

Kitchen
7'1" x 10'1"
2.16 x 3.08 m

Bedroom One
13'11" x 9'11"
4.26 x 3.02 m

Reception Room
13'6" x 9'11"
4.13 x 3.02 m

(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. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) **A**		
(81-91) **B**		
(69-80) **C**		76
(55-68) **D**	58	
(39-54) **E**		
(21-38) **F**		
(1-20) **G**		
Not energy efficient - higher running costs		

England & Wales   EU Directive 2002/91/EC

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 are 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

Paul Meakin
EST 1973
ESTATE AGENTS

Open To Offers £275,000   Swallowdale, South Croydon, CR2 8SJ

Situated in the quiet cul-de-sac location of Swallowdale, South Croydon, this CHAIN FREE two-bedroom maisonette offers a perfect blend of comfort and convenience. The property is ideally situated in a peaceful neighbourhood, making it an excellent home.

Upon entering, one is greeted by a warm and inviting atmosphere with ample natural light. The two well-proportioned bedrooms provide ample room for relaxation and rest, making it easy to unwind after a long day.

The location of this apartment is particularly convenient, due to its easy access to local amenities, including shops, schools, and parks. Public transport links into Central Croydon are also within close proximity.

Internally, this home benefits from two sizeable bedrooms, ample living space, re-fitted kitchen and bathroom, private rear garden, double glazed windows and a garage en-bloc.

Lease remaining 135 years / Ground Rent £350 per annum.

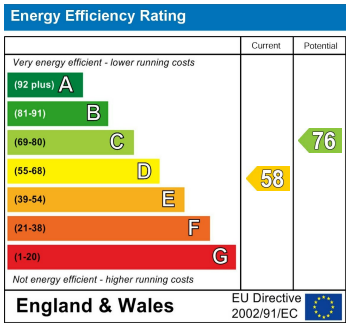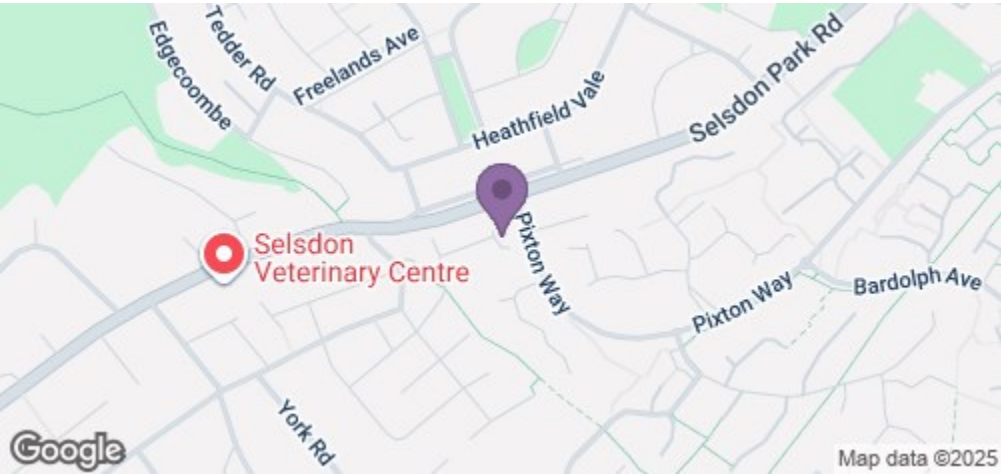Call 020 8651 1234 now to appreciate this maisonette!