



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Approximate total area<sup>(1)</sup>  
 871.95 ft<sup>2</sup>  
 81.01 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

**Energy Efficiency Rating**

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

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



Offered to the market is this well presented two double bedroom split level maisonette which is situated on the popular Forestdale development and is conveniently located for frequent bus services leading to surrounding areas and the Interchange, is close to Courtwood Primary School, Forestdales' amenities and The Bird Sanctuary.

Internally the property benefits from a refurbished kitchen and bathroom, large living room leading onto dining room, double glazed windows throughout, warm air gas central heating, garage en bloc and extended lease. Call now to appreciate size, standard and location. Leasehold - 965 years remaining / Service Charge £893 P/A / Croydon council tax band C / EPC D.

Entrance Hall

Landing

Living Room

13'5" x 13'9" (4.11 x 4.21 )

Dining Room

9'10" x 9'9" (3.00 x 2.98 )

Kitchen

8'0" x 6'11" (2.44 x 2.13)

Landing

Bedroom

12'4" x 13'5" (3.78 x 4.10)

Bedroom

9'10" x 10'3" (3.02 x 3.13)

Bathroom

6'8" x 5'10" (2.05 x 1.80)

Communal Grounds

Garage en bloc



VIEWING NOTES:

