



Approximate total area⁽¹⁾
 630.33 ft²
 58.56 m²

(1) Excluding balconies and terrace

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



EST 1973
Paul Meakin £270,000 Ladygrove, Croydon, CR0 9LT
 ESTATE AGENTS

- Refitted kitchen
- Gas central heating
- Another property entrusted to Paul Meakin
- Fitted bathroom
- Garage En Bloc

This is an opportunity to acquire this END OF CHAIN purpose built two bedroom top floor flat which benefits from a refitted kitchen, fitted bathroom, reception room measuring 25'7 x 16'2, double glazed windows throughout, gas central heating via radiators and garage en bloc. Situated within a cul de sac location and being conveniently located for bus services, local amenities and school this property warrants your earliest viewing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
England & Wales	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 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

ENTRANCE HALL

RECEPTION ROOM
25'7" x 16'2" (7.8 x 4.93)

KITCHEN
10'10" x 6'7" (3.3 x 2.01)

BEDROOM
11'11" x 9'7" (3.63 x 2.92)

BEDROOM
11'9" x 6'8" (3.58 x 2.03)

BATHROOM

GARAGE EN BLOC

