

Approximate total area<sup>(1)</sup>  
 515.59 ft<sup>2</sup>  
 47.9 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

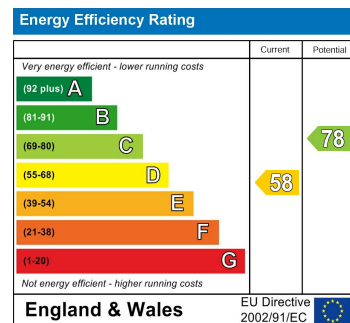
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EST 1973  
**Paul Meakin** Offers In Excess Of £255,000 Swallowdale, South Croydon,  
 CR2 8SL  
 ESTATE AGENTS

Paul Meakin is pleased to present this two-bedroom ground floor maisonette, situated in a popular cul-de-sac. The property offers a spacious reception room, two well-sized bedrooms, and a three-piece bathroom. Additionally, it boasts the benefit of a private garden, accessible directly from the kitchen. Offered in good condition, this maisonette provides ample storage and is fully double-glazed throughout.

Location-wise, Swallowdale is just a short distance from Selsdon, which offers a range of shopping facilities, including supermarkets and various dining options. The area is well-served by a number of local schools, both state and independent. Convenient transport links are nearby, with bus routes 433 and 359 providing direct access to Sanderstead, Purley, and Croydon town centres, as well as mainline stations. For nature lovers, the Local Trust countryside and Selsdon Nature Reserve are just a couple of miles away.

Lease remaining 135 years / Ground Rent £350 per annum



**Entrance Hall**  
 Reception Room  
 9'11" x 14'0" (3.04 x 4.29)  
 Kitchen  
 9'10" x 7'0" (3.02 x 2.14)  
 Bathroom  
 5'6" x 2'11" (1.69 x 0.91)

**Bedroom One**  
 10'0" x 13'9" (3.05 x 4.21)  
**Bedroom Two**  
 6'3" x 10'9" (1.91 x 3.29)  
 Garden

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

- Two bedroom ground floor maisonette
- Large reception room
- Private garden with direct access
- Close to good transport links
- Nearby to good schools
- Modern kitchen
- Garage en bloc
- Leasehold - lease remaining 135 years
- Close for Selsdon local amenities
- Another property entrusted to Paul Meakin Estate Agents

