



**319 Lodge Lane, New Addington, Croydon, CR0 0QD**

**£220,000**

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### 319 Lodge Lane, New Addington, Croydon, CR0 0QD

Welcomed to the market is this first-floor flat on Lodge Lane, with two spacious double bedrooms, well-appointed reception room providing a welcoming space for relaxation and entertaining, while the refitted bathroom adds a touch of modern convenience.

One of the standout features of this flat is the balcony, which invites you to enjoy out door space and fresh air. The property is conveniently located close to transport links including the Tramlink, ensuring easy access to the wider Croydon area and beyond. Additionally, a variety of local amenities are just a stone's throw away, enhancing the appeal of this residence.

This flat combines comfort, and practicality, making it a wonderful choice for those looking to settle in a vibrant community or for investment purposes. Don't miss the opportunity to make this CHAIN FREE property your new home. Leasehold 87 years, service charge TBC.



Entrance

Hallway

Kitchen

8'3 x 8'8 (2.51m x 2.64m)

Living Room

10'5 x 14'6 (3.18m x 4.42m)

Bedroom one

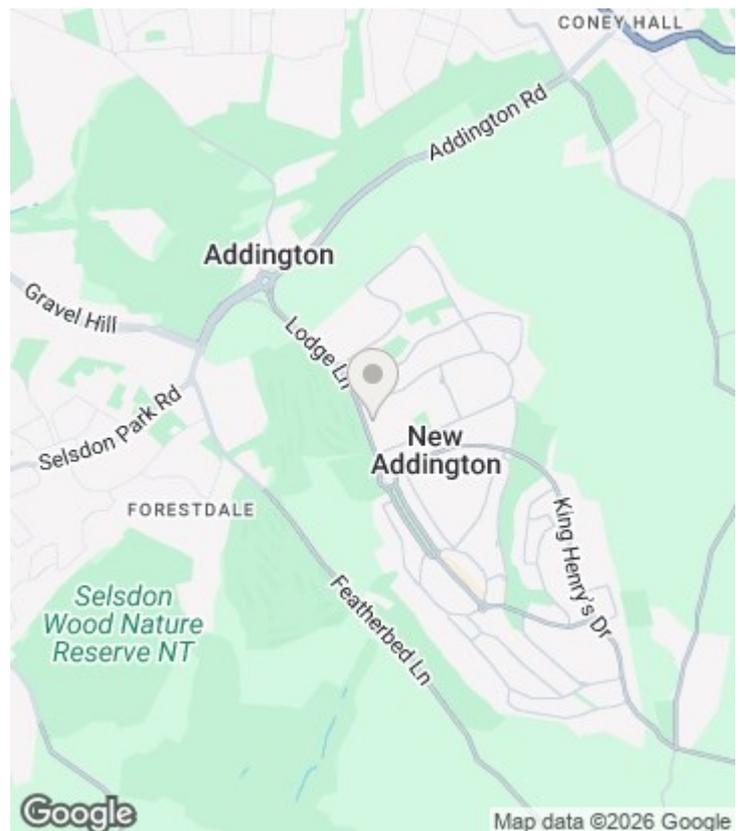
10'5 x 12'2 (3.18m x 3.71m)

Bedroom two

11'11 x 8'7 (3.63m x 2.62m)

Bathroom

Balcony



# Floor Plan



Approximate total area<sup>(1)</sup>  
560 ft<sup>2</sup>  
52.1 m<sup>2</sup>

Balconies and terraces  
23 ft<sup>2</sup>  
2.1 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.

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## 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>		<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>46</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	

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