



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

TAX BAND:

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

Approximate total area<sup>(1)</sup>  
922.58 ft<sup>2</sup>  
85.71 m<sup>2</sup>

(1) Excluding balconies and terrace

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made  
ensure accuracy, all measurements are  
approximate, not to scale. This floor  
plan is for illustrative purposes only.

Calculations are based on RICS IPMS  
standard.  
GIRAFFE360



£240,000 Addington Road, South Croydon, CR2 8LB



Welcome to the market is this 2/3 bedroom split-level maisonette, situated conveniently above the shops on Addington Road, close to all of Selsdon's local shops and amenities. The property is also located near various transport links, such as frequent bus services taking you to into surrounding areas, as well as a variety of private and state schools. This property benefits from two double bedrooms, refitted kitchen and shower room, lounge measuring 13'10" x 17'1", dining room/third bedroom, utility space, gas central heating via radiators, double glazed windows throughout, a large storage cupboard and off-street parking for two cars. Call today to avoid disappointment and to appreciate the key features of this property!

EPC Rating D / Council Tax Band C / Leasehold 90 years remaining / Ground Rent £250 per annum.

## Living Room

13'10" x 17'1" (4.22 x 5.22)

## Hallway

## Dining Room

13'0" x 11'4" (3.97 x 3.47)

## Kitchen

10'7" x 7'5" (3.24 x 2.27)

## Shower Room

## Landing

## Bedroom

12'7" x 9'3" (3.86 x 2.84)

## Bedroom

6'3" x 13'8" (1.91 x 4.19)

