



Approximate total area⁽¹⁾
 453 ft²
 42 m²

(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.

GIRAFFE360



£220,000 Holmbury Grove, Croydon, CR0 9AQ



Nestled in the charming cul de sac of Holmbury Grove on Featherbed Lane, Croydon, this exceptionally well-presented one-bedroom first-floor flat offers a delightful living experience. The property boasts a spacious reception room that seamlessly leads to a lovely Juliet balcony, perfect for enjoying the fresh air and privacy.

The flat features a refitted kitchen, which is both modern and functional, making it an ideal space for culinary enthusiasts. The bathroom has been recently modernised, ensuring a fresh and contemporary feel throughout the home.



With a long lease in place, this property not only provides a comfortable living space but also offers peace of mind for future ownership. Additionally, the convenience of a garage en bloc adds to the appeal, providing secure parking and extra storage options.

This flat is perfect for first-time buyers or those looking to downsize, offering a blend of style, comfort, and practicality in a sought-after location close to transport link and amenities. Don't miss the opportunity to make this lovely flat your new home.

Leasehold 974 years remaining
 Service charge £1250 per annum

TAX BAND: B

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Hallway

Kitchen

10'9 x 5'8 (3.28m x 1.73m)

Living Room

13'7 x 11'11 (4.14m x

3.63m)

Bathroom

Bedroom

9'10 x 11'2 (3.00m x 3.40m)

Communal Grounds

Garage en bloc

