



Approximate total area⁽¹⁾
654.70 ft²
60.82 m²

(1) Excluding balconies and terraces

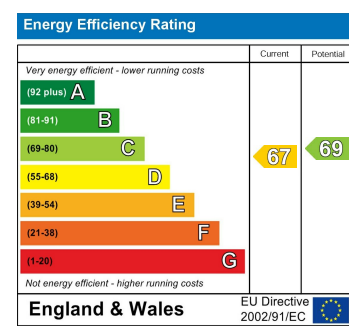
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



£245,000 Warbank Crescent, Croydon, CR0 0AY

Offered to the market is this two double bedroom split level maisonette which is situated in New Addington and is well maintained throughout. Offering a refitted kitchen and bathroom, living room leading to balcony, gas central heating via radiators, double glazed windows throughout and its own private front garden. This property is conveniently located for bus services to surrounding areas and local amenities. Offered with NO ONWARD CHAIN call now to avoid disappointment. Leasehold 90 years remaining / Croydon Council tax band B £1528.84 / Service charge £652.



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

Kitchen
10'0 x 8'4 (3.05m x 2.54m)

Living Room
12'3 x 14'6 (3.73m x 4.42m)

Landing

Bedroom
13'4 x 8'5 (4.06m x 2.57m)

Bedroom
9'11 x 12'0 (3.02m x 3.66m)

Bathroom

Balcony

Private Garden

VIEWING NOTES:

