



Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾
 734.78 ft²
 68.26 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

£350,000 Hollywoods, Croydon, CR0 9JG

Welcomed to the market is this well presented two double bedroom mid terraced home which is situated in a cul de sac location and is conveniently positioned for Court Wood Primary School, the 433 bus service, local woodland and Forestdales local amenities.

Internally the property benefits from a refitted kitchen, lounge measuring 19'7 x 11'10, fitted bathroom, double glazed windows, landscaped rear garden and garage en bloc. Call now to avoid disappointment. Freehold / Croydon council tax band D £1965.66. Ground rent charges applicable £600 per annum.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
67	
England & Wales	EU Directive 2002/91/EC

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

12'0 x 5'4 (3.66m x 1.63m)

Lounge

19'7 x 11'10 (5.97m x 3.61m)

Landing

Bedroom

13'2 x 11'10 (4.01m x 3.61m)

Bedroom

10'0 x 11'10 (3.05m x 3.61m)

Bathroom

Garden

Garage en bloc



Viewing notes:

