

Approximate total area<sup>(1)</sup>  
 483 ft<sup>2</sup>  
 44.9 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.

GIRAFFE360

EST 1973  
**Paul Meakin** £215,000 Inglewood, Croydon, CR0 9LN  
 ESTATE AGENTS

Immaculate One Bedroom Top Floor Flat in Leafy Forestdale, South Croydon  
 Chain Free | 976-Year Lease | Share of Freehold | Ideal First-Time Buy or Investment

Set within a quiet and well-maintained development in the popular residential area of Forestdale, this bright and spacious one bedroom top floor flat offers the perfect blend of comfort, privacy, and convenience.

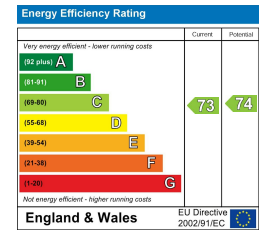
Beautifully presented throughout, the property features a generous living and dining area, ideal for relaxing or entertaining, with large windows providing plenty of natural light and far-reaching views. The modern fitted kitchen is both stylish and functional, offering ample worktop and storage space.

The double bedroom is well-proportioned and includes built-in wardrobes and access to loft storage, while the contemporary bathroom has been finished to a high standard. Positioned on the top floor, the flat benefits from additional peace and quiet, with no neighbours above, making it a tranquil place to call home.

Externally, the property benefits from a garage en bloc, residents enjoy access to well-kept communal gardens and ample parking, making day-to-day living both practical and enjoyable. The surrounding area is known for its abundance of green space, including nearby woodland walks, yet remains well-connected via bus and tram links to East Croydon, Central Croydon, and beyond.

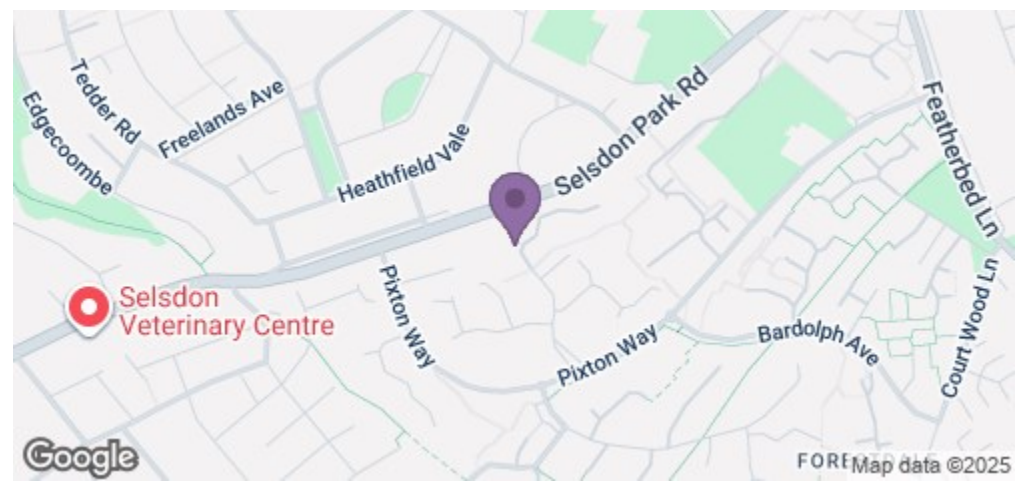
With its long lease, share of freehold, and well-balanced layout, this property is ideal for first-time buyers, downsizers, or investors seeking a strong rental opportunity in a highly regarded

- Hallway  
6'2" x 5'2" (1.88 x 1.58)
- Reception Room  
11'3" x 14'6" (3.44 x 4.42)
- Kitchen  
5'8" x 10'10" (1.73 x 3.31)
- Bedroom  
10'7" x 10'0" (3.25 x 3.05)
- Bathroom  
5'7" x 6'6" (1.71 x 1.99)



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



- Chain Free One double bedroom top floor apartment
- Bright and spacious living/dining area
- Modern fitted kitchen
- Stylish bathroom
- Garage en block and Communal gardens
- Residents' parking
- Peaceful top floor position with elevated views
- 976-year lease remaining
- Share of freehold
- Service charge approx. £1,680 per annum

