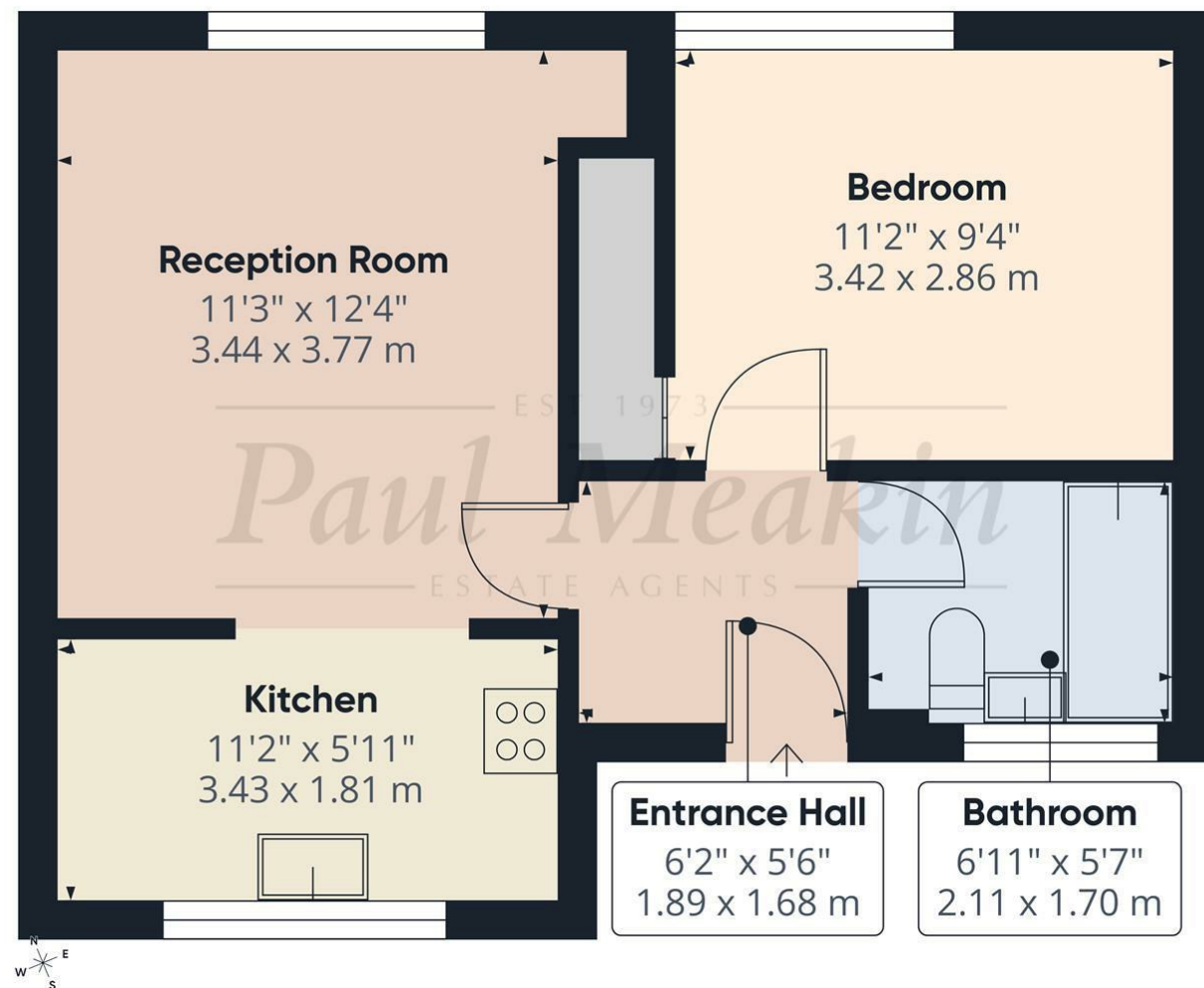




Approximate total area⁽¹⁾
403 ft²
37.4 m²

(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



£185,000 Chertsey Crescent, New Addington, CR0 0DA

Situated in the heart of New Addington, this well-presented ground floor maisonette is offered for sale in good condition and has been carefully maintained by the current vendor, requiring no refurbishment work. The property will benefit from a 90-year lease extension upon completion.

The accommodation comprises a welcoming entrance hall, a spacious reception room, a modern fitted kitchen, a well-proportioned double bedroom and a contemporary bathroom. The layout is practical and well-balanced, making it suitable for a range of buyers including first-time purchasers, downsizers and investors.

Externally, the property further benefits from two outdoor storage units, one conveniently located adjacent to the front door and another situated within the communal courtyard.

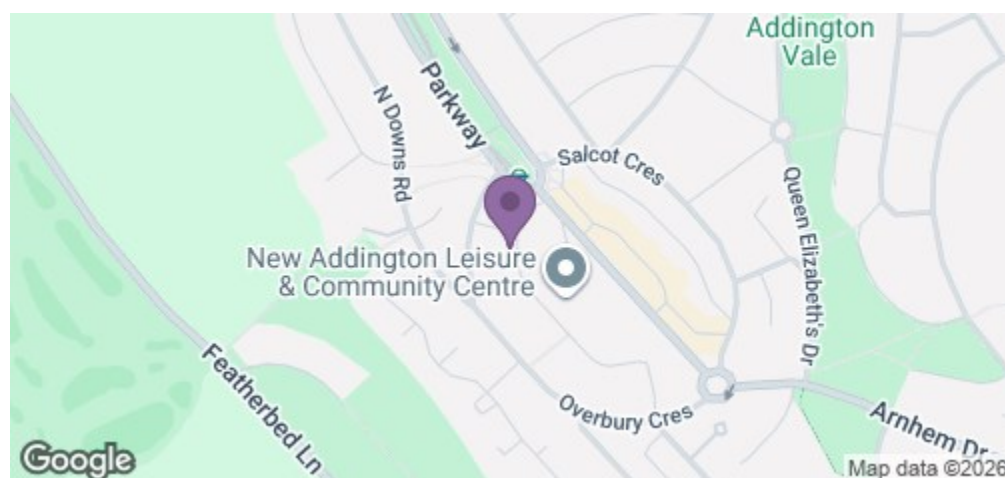
The location is highly convenient, with Central Parade just 0.1 miles away offering a range of shops and amenities, and Lidl approximately 0.4 miles away. The area is well served by both state and independent schools, churches, a leisure centre with swimming pool and a newly built NHS diagnostic centre. Excellent transport links are available via nearby tram and bus services, providing easy access to East Croydon and Bromley South stations, as well as surrounding areas including Selsdon, Shirley and Biggin Hill.

An ideal opportunity to acquire a well-located and well-maintained home in a popular residential area.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C	69	69
(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: 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



Entrance Hall
6'2" x 5'6" (1.89 x 1.68)

Kitchen
11'3" x 5'11" (3.43 x 1.81)

Reception Room
11'3" x 12'4" (3.44 x 3.77)

Bedroom
11'2" x 9'4" (3.42 x 2.86)

Bathroom
6'11" x 5'6" (2.11 x 1.70)

- One bedroom ground floor maisonette
- Offered in good condition throughout
- No refurbishment work required
- 90-year lease extension on completion
- Spacious reception room
- Modern fitted kitchen
- Contemporary bathroom
- Two external storage units
- Close to Central Parade shops and local amenities
- Excellent transport links via nearby tram and bus services

