



EST 1973
Paul Meakin £250,000 Brierley, New Addington, CR0 9DQ
 ESTATE AGENTS

Chain-Free Spacious Three-Bedroom Split-Level Maisonette – New Addington

Offered to the market with no onward chain, this generously sized three-bedroom split-level maisonette is ideally positioned in the heart of New Addington, just a short walk from the local tram stop—providing excellent connections to Croydon, Wimbledon, and Central London.

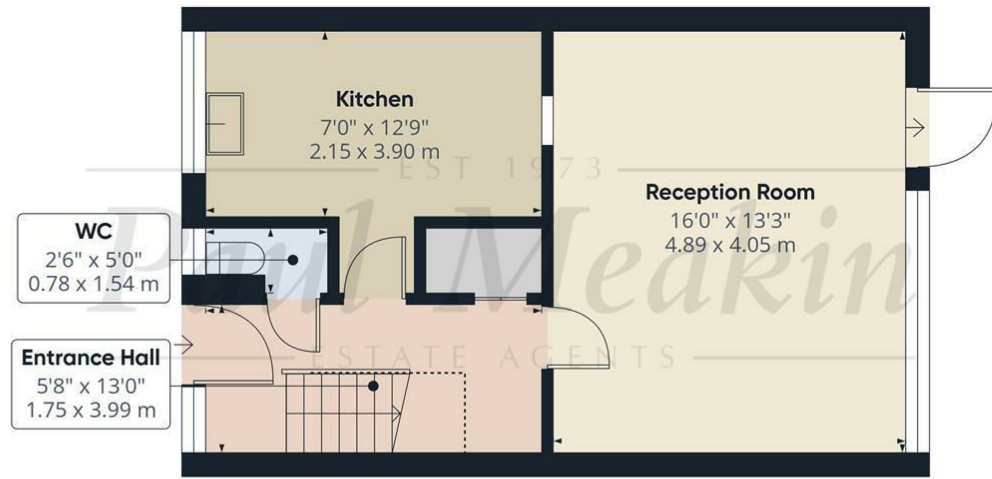
Arranged over two well-proportioned floors, the property offers bright and versatile living space, ideal for first-time buyers, growing families, or investors. The layout allows for flexibility in design and function, while the interior presents a fantastic blank canvas to update and personalise to your own taste.

With spacious rooms, good storage, and an abundance of natural light throughout, this home holds incredible potential to become a modern family haven or smart buy-to-let investment.

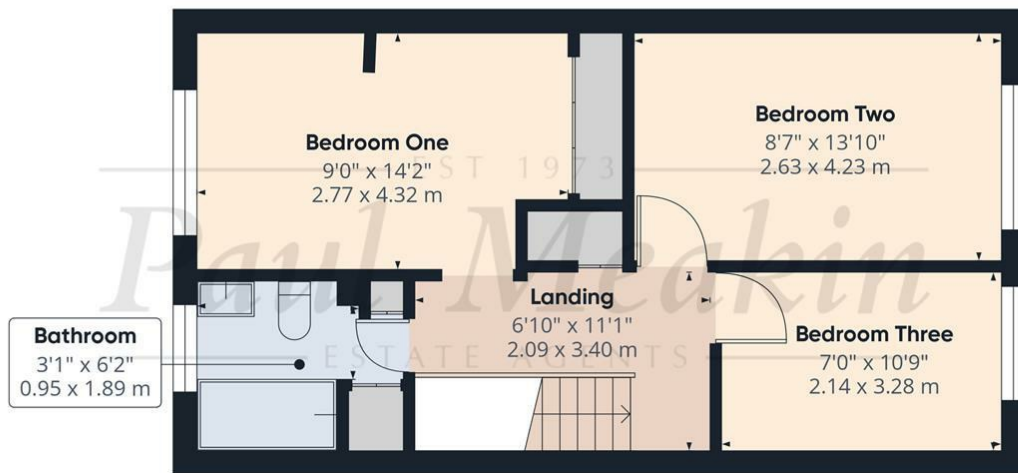
Located within easy reach of local amenities, green spaces, reputable schools, and reliable transport links, it offers a convenient and well-connected lifestyle.

Lease: Approx. 85 years remaining
 Service Charge: Approx. £670 per annum
 Ground Rent: £10 per annum
 Council: Croydon
 Council Tax Band: B

Early viewing is strongly recommended—properties of this size and potential rarely stay available for long.



Ground Floor



Floor 1



Approximate total area⁽¹⁾
 854 ft²
 79.3 m²
 Reduced headroom
 16 ft²
 1.5 m²

(1) Excluding balconies and terraces.

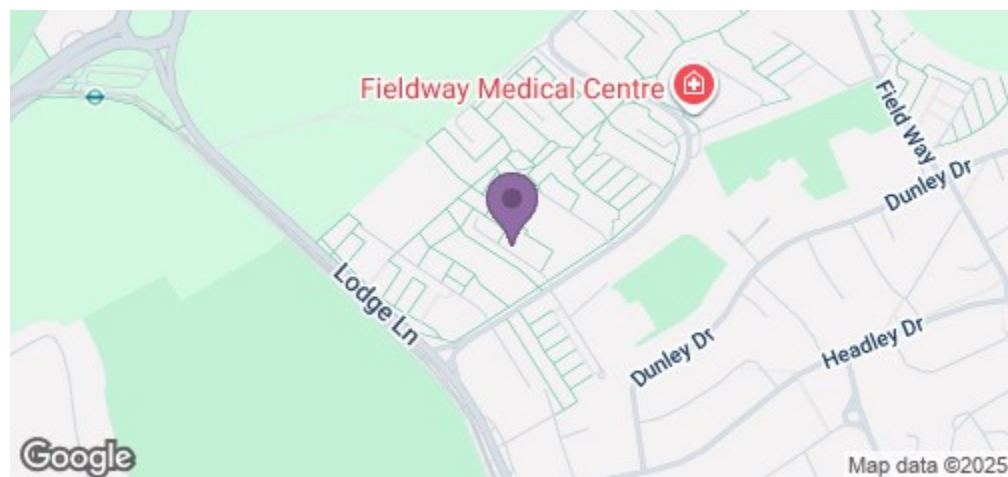
Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	75
(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

- Three-bedroom split-level maisonette
- Chain-free sale – ready to move into
- Spacious layout across two floors
- Blank canvas with great potential to personalise
- Short walk to local tram stop with links to Croydon & Central London
- Close to shops, schools & local amenities
- Bright, well-proportioned rooms
- Ideal for first-time buyers, families, or investors
- Lease: approx. 85 years remaining
- Service charge: £670 pa | Ground rent: £10 pa | Council Tax Band B

