

Approximate total area⁽¹⁾
 599 ft²
 55.7 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.

GIRAFFE 360

£270,000 Inglewood, Croydon, CR0 9LN



Settled in the area of Inglewood on Pixton Way, this charming two-bedroom, top floor flat offers a perfect mix of modern comfort and convenience.

The flat features a large welcoming reception room, providing a warm and inviting space for relaxation or entertaining guests, two double bedrooms, both with built-in wardrobes, large re-fitted bathroom and a modern re-fitted kitchen, offering ample storage space, including loft access. Also boasting brand new double glazing and a new combi boiler. The layout is thoughtfully designed to maximise space, storage and natural light, creating an airy atmosphere throughout. Externally, this property also benefits from large communal gardens and a garage en-bloc.

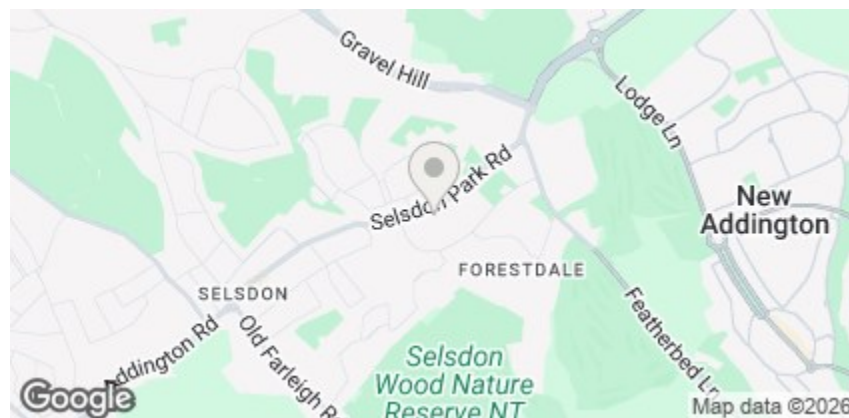


Inglewood is known for its friendly neighbourhood and proximity to various shops, such as Aldi, Sainsburys, Co-op and many more. You have the choice of many nearby parks, schools and excellent transport links, into central Croydon and surrounding areas, using a number of busses and close-by tram services.

Whether you are looking to invest or find a new home, this flat presents a wonderful opportunity for all.

Do not miss the chance to make this beautiful flat your home. Call 02086511234 now to book your viewing!
 Leasehold 975 years remaining
 Service charge £2,150 per annum

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	77
EU Directive 2002/91/EC			



TAX BAND: C

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

