

**Paul Meakin**  
 ESTATE AGENTS

Approximate total area<sup>(1)</sup>  
 426 ft<sup>2</sup>  
 39.7 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**  
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Price Range £220,000 Mayfield Road, South Croydon, CR2  
 OBG

PRICE RANGE £220,000 - £245,000

Ideally situated just a short walk from Sanderstead mainline train station, convenient bus routes, and local shops is this well presented one bedroom basement flat which offers a fantastic opportunity for first-time buyers, commuters, or investors alike.

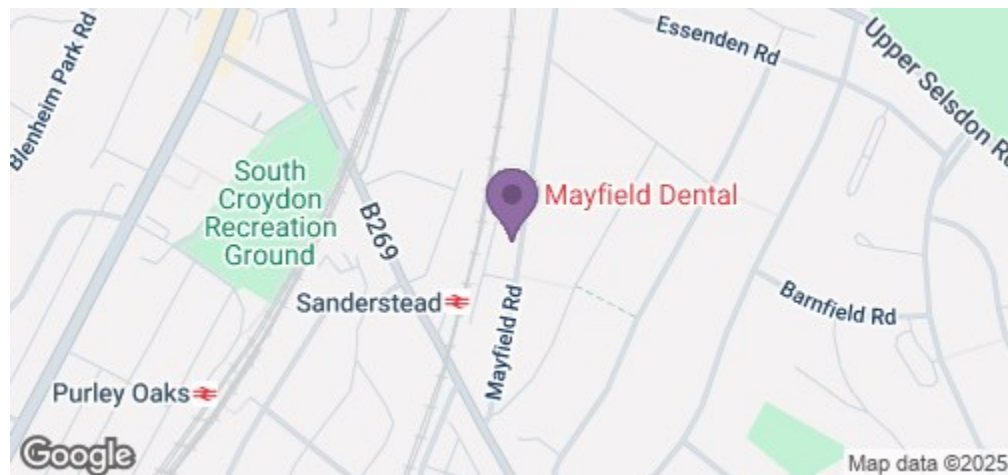
The property features a refitted open-plan kitchen/ living room, a well appointed fitted bathroom double bedroom, office / nursery, double glazed windows and gas central heating via radiators.

One of the standout features of this flat is the private rear garden, offering outdoor space perfect for summer evenings or weekend relaxation.

Additional benefits include a long lease of approximately 118 years, making this a sound investment in a sought-after location. Early viewing is highly recommended to avoid disappointment.

Lease 118 years/ block insurance paid until March 2026

| Energy Efficiency Rating                    |           |
|---|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| A (92 plus)                                 |           |
| B (81-91)                                   |           |
| C (69-80)                                   |           |
| 71  | 75        |
| D (55-68)                                   |           |
| E (39-54)                                   |           |
| F (21-38)                                   |           |
| G (1-20)                                    |           |
| 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

- Private Garden
- Long Lease
- Open plan kitchen/ living room
- Gas central heating

Entrance Hall

Kitchen/Living Room

20'7 x 9'10 (6.27m x 3.00m)

Bedroom

10'6 x 7'11 (3.20m x 2.41m)

Office/ Nursery

6'3 x 6'3 (1.91m x 1.91m)

Bathroom

Garden

