



Approximate total area⁽¹⁾
 337 ft²
 31.3 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

EST 1973
Paul Meakin £185,000 Wendover Court, Mayfield Road, South Croydon
 ESTATE AGENTS

Located on the ground floor of Wendover Court on Mayfield Road, South Croydon, this studio apartment offers practical and convenient living ideal for a first-time buyer, commuter or investor.

The property features a bright studio room, separate kitchen area and modern bathroom, along with the added benefit of a garage.

Positioned less than a minute's walk from Sanderstead train station, the apartment is perfectly placed for easy access into Central London and surrounding areas. Local shops and amenities are also close by.

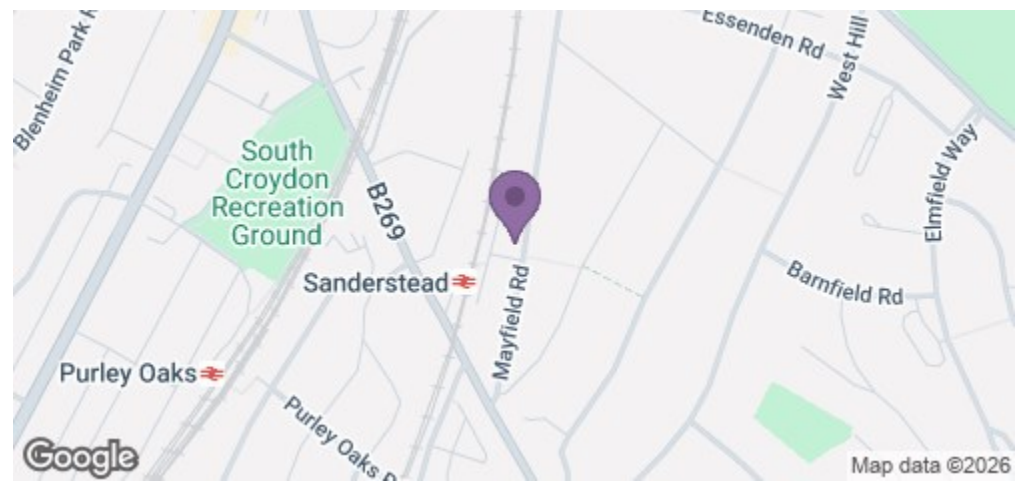
A well-located, low-maintenance property in a highly convenient setting.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
50	74
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



- Ground floor studio apartment
- Modern bathroom
- Garage included
- Ideal for commuters
- Low-maintenance property

- Bright and practical living space
- Separate kitchen area
- Less than a minute from Sanderstead Station
- Close to local shops and amenities
- Ideal first-time buy or investment opportunity

