EST 1973
Paul Meakin
ESTATE AGENTS

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Spacious Split-Level Period Maisonette | Over 1000 sq ft | Full Renovation Required | Fantastic Potential

Occupying the first and second floors of an attractive period building, this substantial split-level maisonette offers an impressive 1,021 sq ft of accommodation and presents an exciting opportunity for buyers seeking a renovation project.

Retaining a number of charming period features, the property offers generous room proportions throughout, including a spacious reception room, separate kitchen, two double bedrooms, family bathroom, separate WC and a large walk-in storage area.

A rare opportunity to acquire a sizeable period maisonette with exceptional potential in a convenient and well-connected location.

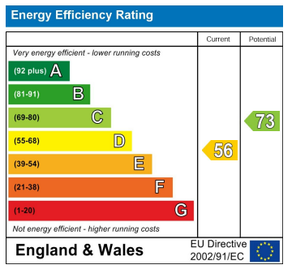
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

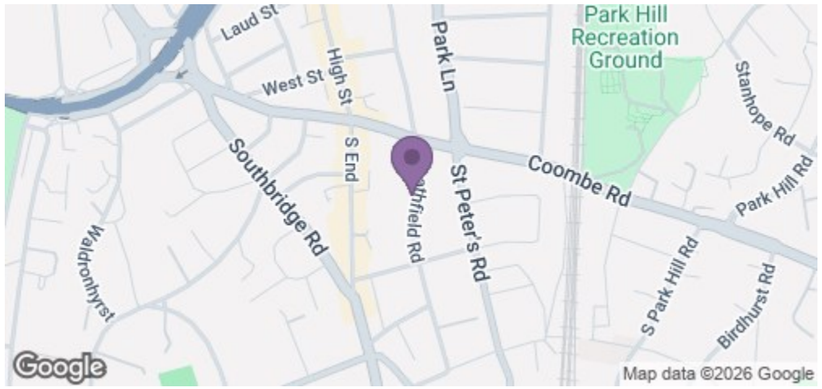
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 6% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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

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- Split-level first floor maisonette
- Spacious 1,021 sq ft of accommodation
- Two generous double bedrooms
- Large reception room with period character
- Separate fitted kitchen
- Family bathroom plus separate WC
- Useful walk-in storage area
- Complete renovation required throughout
- Excellent opportunity to add value
- Close to South Croydon & East Croydon stations

Entrance Hall
3'4" x 11'0" (1.04 x 3.37)

Landing

Kitchen
11'0" x 12'0" (3.36 x 3.68)

Reception Room
11'10" x 19'4" (3.63 x 5.91)

Bedroom Two
13'10" x 11'10" (4.22 x 3.63)

Bathroom
7'7" x 6'10" (2.32 x 2.10)

WC
5'1" x 2'9" (1.55 x 0.86)

Second Floor Landing

Bedroom One
19'11" x 9'10" (6.08 x 3.00)

Walk in Stoarge
13'11" x 5'8" (4.25 x 1.74)

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