

Approximate total area<sup>(1)</sup>  
 604 ft<sup>2</sup>  
 56 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.

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EST 1973  
**Paul Meakin** Offers In Excess Of £240,000 Hurstborne Priors, South Croydon, CR2  
 ESTATE AGENTS 7AT



Nestled in the charming area of Hurstborne Priors, this delightful first floor flat at 19 Harewood Road in South Croydon offers a perfect blend of comfort and convenience. With one well-proportioned bedroom, this property is ideal for individuals or couples seeking a cosy retreat. The flat features a welcoming reception room, providing a lovely space for relaxation or entertaining guests and has a garage en bloc.

The bathroom is thoughtfully designed, ensuring both functionality and style. One of the standout features of this property is the share of the freehold, which grants you a sense of ownership and security. Additionally, with an impressive 949 years remaining on the lease, you can enjoy peace of mind knowing that your investment is well protected.

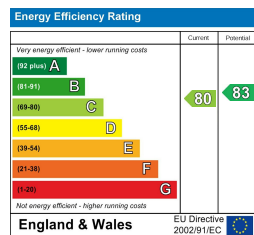


The location is superb, with easy access to local amenities, transport links, and green spaces, making it a desirable spot for those who appreciate both urban and suburban living. This flat presents an excellent opportunity for first-time buyers or those looking to downsize without compromising on quality.

In summary, this flat in Hurstborne Priors is a charming and practical choice for anyone looking to settle in South Croydon. With its appealing features and long lease, it is certainly worth considering for your next home.

Service charge is £1,200 per year  
 Share of Freehold so £0 ground rent

- Hallway
- Bedroom  
17'5 x 8'11 (5.31m x 2.72m)
- Lounge  
18'1 x 10'11 (5.51m x 3.33m)
- Bathroom
- Kitchen  
12'7 x 7'9 (3.84m x 2.36m)
- Communal Grounds
- Communal entrance hall
- Garage En bloc



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

- Chain free
- One bedroom spacious flat
- Communal gardens
- Fitted kitchen
- Viewing highly recommended to appreciate size
- Refitted bathroom
- Close to transport links
- Garage en bloc
- First Floor

