

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



# Chatsworth Road, Croydon, CR0 IHE

£185,000

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VERY COMPETITIVE PRICE AS OWNER IS KEEN TO SELL! Right in the heart of Croydon on the desirable Chatsworth Road, is this charming first-floor conversion flat which offers a perfect blend of comfort and convenience. With one spacious bedroom and a well-appointed bathroom, this property is ideal for individuals or couples seeking a modern living space in a vibrant area.

The highlight of this flat is undoubtedly the generous open-plan living room and kitchen, which creates a welcoming atmosphere for both relaxation and entertaining. The layout maximises natural light, making the space feel airy and inviting.

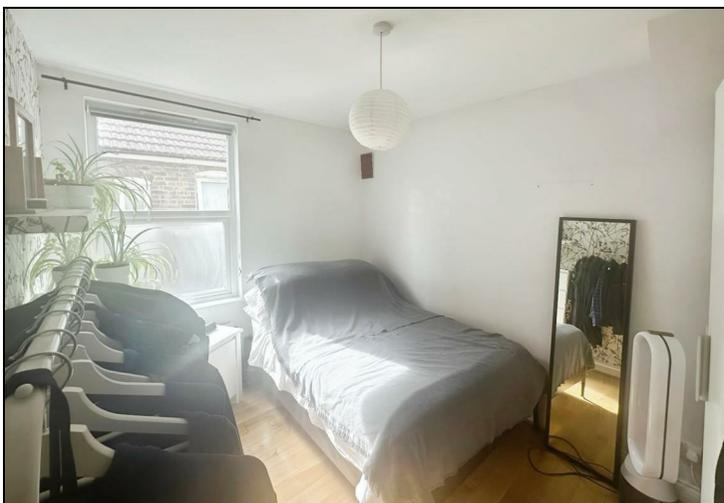
Situated just half a mile from both East Croydon and South Croydon stations, this property boasts excellent transport links, making it an ideal choice for commuters. The central location also means you are within easy reach of a variety of shops, restaurants, and local amenities, ensuring that everything you need is right on your doorstep.

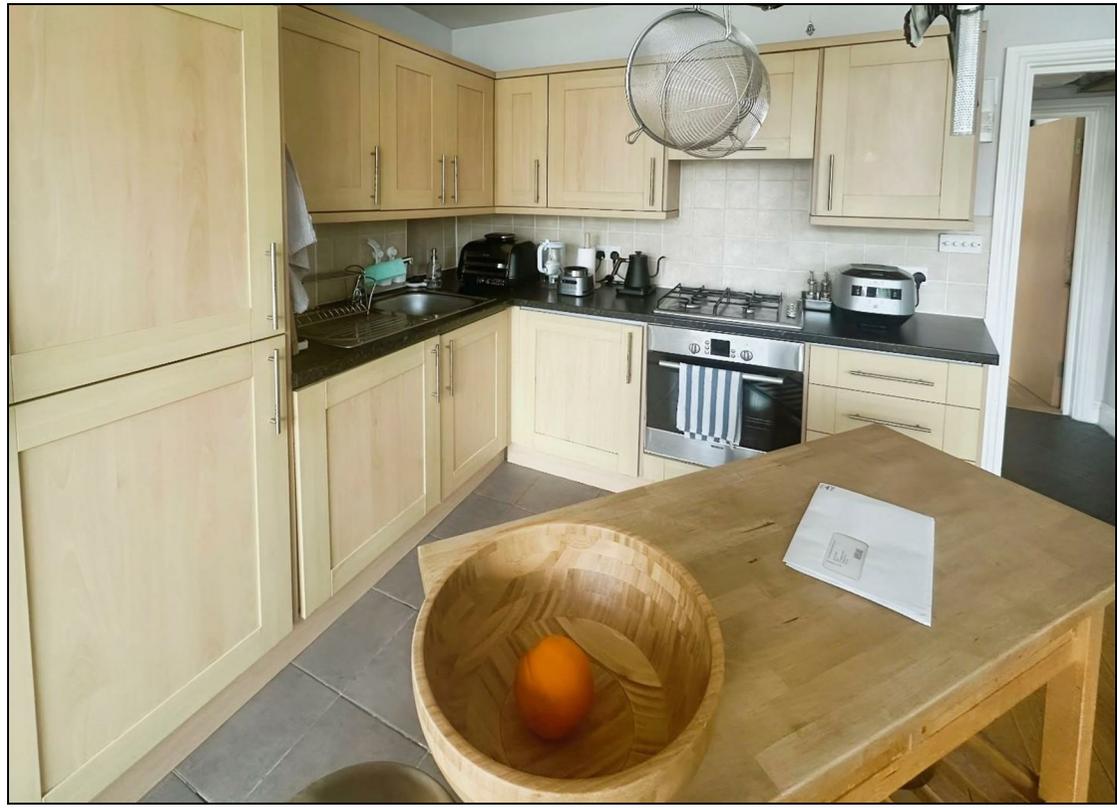
92 High Street, Carshalton, Surrey, SM5 3AE | 020 8669 1231  
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## KEY FEATURES

- NO ONWARD CHAIN
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ½ MILE TO 2 MAINLINE STATIONS
- SPACIOUS OPEN PLAN LIVING ROOM/KITCHEN
- DOUBLE BEDROOM





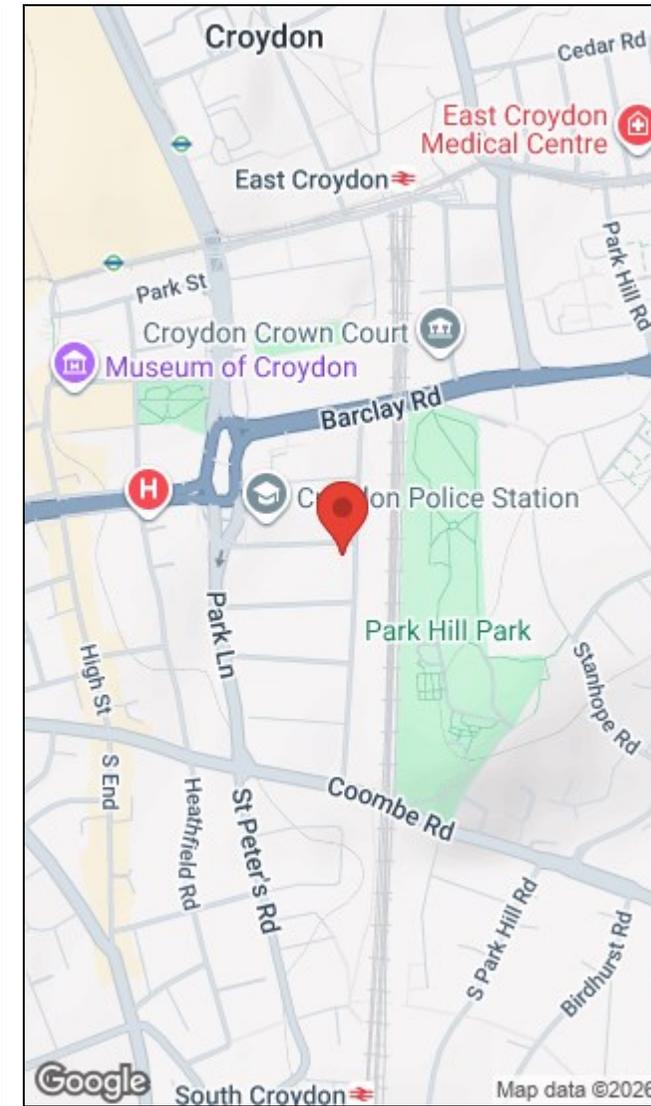


Floor Plan

Approx. Gross Internal Floor Area 469 sq. ft / 43.6 sq. m

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Produced by designimperial.com



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
	72	80	73
			84
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
	EU Directive 2002/91/EC		

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