

Flat 4 8 Campden Road, South Croydon, CR2 7EN



Guide price £250,000

**Cromwells**  
ESTATE AGENTS



Located in one of South Croydon's premier roads, within easy distance of South Croydon station, tram links, bus routes and Lloyd Park, is this immaculately presented one bedroom first floor period conversion. The property benefits from modern open plan living, a long lease and NO ONWARD CHAIN.

Offering a wealth of schools close by, from Whitgift, Royal Russell, Coombe Wood and St Peters, as well as a lovely collection of shops, bars and restaurants, which are located in South End, minutes away from the gleaming metropolis of Croydon's looms large, with its many entertainment venues, shopping facilities, restaurants, Box Park and Fairfield Halls.

#### Accommodation

Security phone entry system, front door into communal hall. Stairs to 1st floor, front door into

#### Entrance hall

Security find entry system, radiator fitted carpets.

#### Open plan, living dining kitchen

Radiator, herringbone, wood, flooring, double glazed windows to front aspect, wall mounted boiler

#### Kitchen

Range of modern white gloss, fitted kitchen units, and drawers, solid worksurface, 1 1/2 bowl, stainless steel sink with chrome mixer tap, integrated Bosch oven and electric hob with chrome extractor hood above, integrated fridge freezer space and plumbing for washing machine.

#### Bathroom

Three-piece suite, comprising of panel enclosed bath and shower screen and chrome mixer tap, thermostatic shower with brain, showerhead and hand, shower, attachment, wall mounted, wash, handbasin, with chrome mixer tap, WC, extractor fan, tiled walls and flooring.

#### Bedroom

Radiator, fitted carpet, double glazed windows to rear aspect.

#### Outside

Communal garden to the rear.

#### BUYER'S INFORMATION

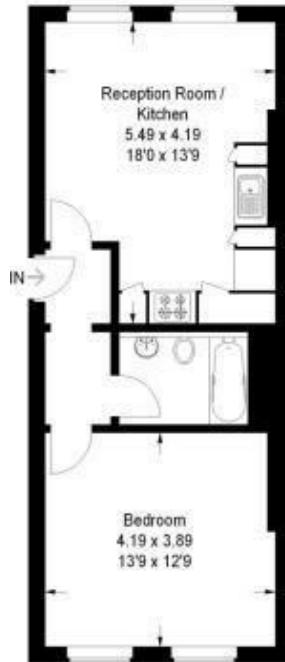
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete



## Floor Plans

### Campden Road, CR2

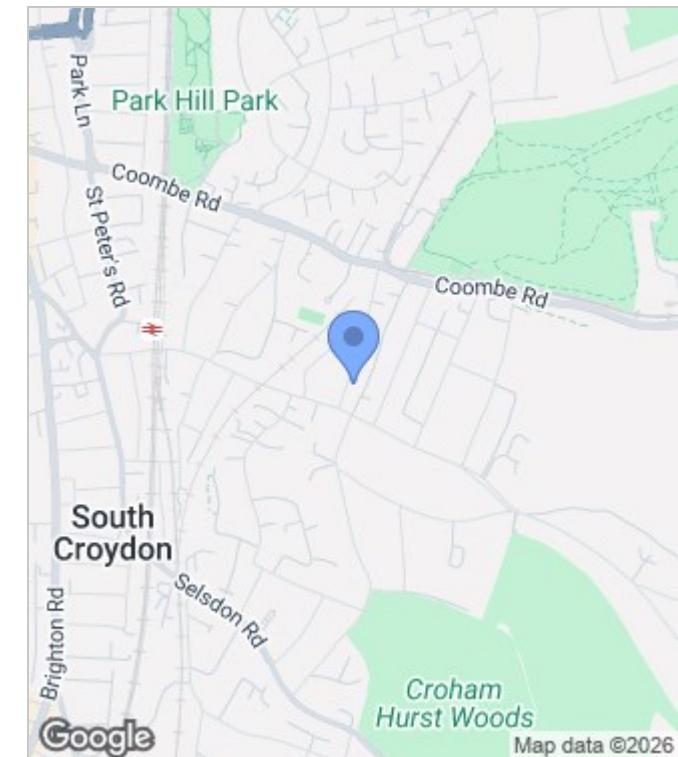
Approximate Gross Internal Area  
48.1 sq m / 518 sq ft



#### First Floor

This plan is for layout guidance only.  
Not drawn to scale unless stated.  
Windows and door openings are  
approximate. Whilst every care is  
taken in the preparation of this plan,  
please check all dimensions, shapes  
and compass bearings before making  
any decisions reliant upon them. (ID328688)

## Area Map



## Energy Performance Graph

