

WEST STREET

CROYDON ♦ SURREY



WEST STREET

CROYDON  SURREY

- Two Double Bedrooms
- Split Level Maisonette
- Excellent Condition Throughout
- Generous Kitchen/Breakfast Room
- Beautifully Appointed Four Piece Bathroom Suite
- 150 Year Lease
- Located in Quiet yet Central Position
 - Close Proximity Of South End Restaurants and Bars
- South Croydon & East Croydon BR Stations Only a Short Walk



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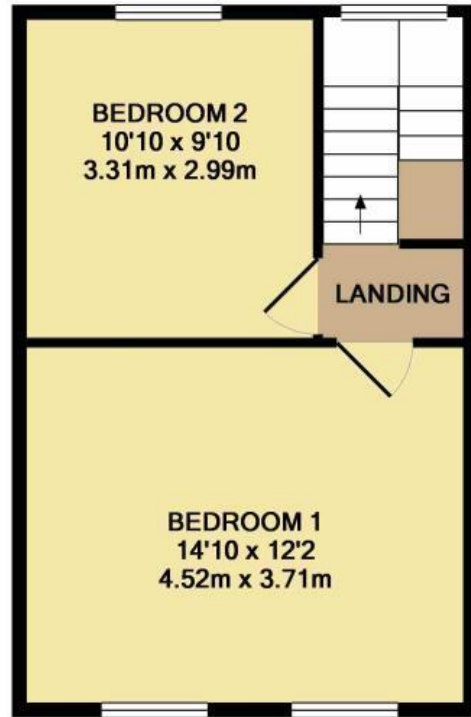
ASKING PRICE: £335,000



A well presented two double bedroom split level conversion maisonette that has been sympathetically updated over the years by the current owners to make a comfortable home. Perfectly positioned in a pleasant quiet lane that is centrally located within easy reach of local shops, amenities, South Croydon and East Croydon mainline BR stations and both George Street & Church Street tube stations. Generous and well laid out accommodation over two floors boasts; lounge, fully fitted modern kitchen/breakfast room with a range of appliances, stairs leading to a beautifully appointed four piece bathroom suite with free standing Victorian style bath & separate shower cubicle and two generous double bedrooms. The current lease has 150 years remaining which is a real bonus as will not require an extension for some time.



GROUND FLOOR
APPROX. FLOOR
AREA 418 SQ.FT.
(38.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 340 SQ.FT.
(31.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 758 SQ.FT. (70.4 SQ.M.)
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
	67	75		63	72
<small>Not energy efficient - higher running costs</small> England, Scotland & Wales EU Directive 2002/91/EC			<small>Not environmentally friendly - higher CO₂ emissions</small> England, Scotland & Wales EU Directive 2002/91/EC		
<small>The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.</small>			<small>The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.</small>		



TENURE: Leasehold
150 Years Remaining
COUNCIL TAX:
Band C (£1328PA)

These details are for guidance purposes only and should not be relied upon as factual and do not form any part of any contract and their accuracy cannot be guaranteed

Please note that no appliances or systems have been tested. Unless advised, no warranty as to condition or suitability is confirmed. Purchasers are advised to obtain verification from their surveyor/solicitor





CLARENDONS
PROPERTY CONSULTANTS