

**FOR SALE**



**Oval Road, East Croydon**

**2 Bedrooms, 1 Bathroom, Maisonette**

**Offers In Excess Of £375,000**

**MARTIN&CO**



## Oval Road, East Croydon

2 Bedrooms, 1 Bathroom

Offers In Excess Of £375,000

- Delightful Maisonette
- Luxury Finish
- Over Two Floors
- Eat- In Kitchen
- Hotel Style Bathroom
- Two double bedrooms
- Long lease
- Chain free

Top quality home only a few moments from East Croydon Station. Hurry to view this stunning split-level maisonette arranged over the first and second floors of this handsome building which enjoys popular residential location in a quiet road.

Accessed via a private entrance, the property affords an entrance lobby, a lovely living space, smart eat-in fitted kitchen area with space for a dining table, good storage space, fantastic large bathroom, on top floor 2 proper double bedrooms 2. The property benefits from long lease and no chain.

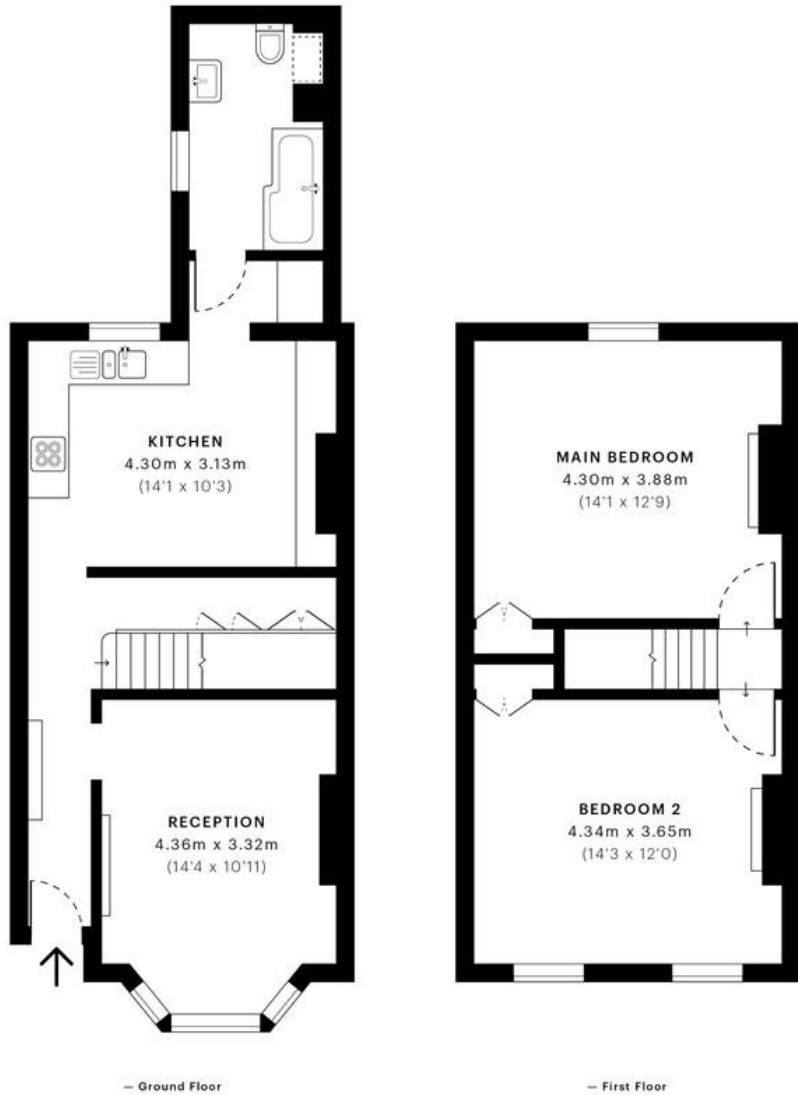
Call Martin & Co Croydon, now for an appointment to view!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70   c	77   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		









**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
82.55 sqm / 888.56 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
75.31 sqm / 810.63 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
0.26 sqm / 2.80 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 79.61 sqm / 856.91 sqft  
IPMS 3C RESIDENTIAL 76.11 sqm / 819.24 sqft

spec id: 61f8102bd699100e6dc7f484

## Martin & Co Croydon

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**MARTIN&CO**

**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

