

**FOR SALE**



**Nottingham Road, South Croydon**

**2 Bedrooms, 1 Bathroom, Particularly Spacious Conversion Flat**

**Asking Price Of £475,000**





Enjoying a quiet yet convenient location, less than 10 minutes walk from South Croydon Station this stunning character conversion flat is a beautifully presented and particularly spacious property that really must be seen!.

- Huge 1216sqft (113sqm) Conversion Flat
- 17' x 15' Reception Room
- 17' Eat-In Kitchen
- Period & Character Features
- Hotel Style Bathroom
- Off Road Parking for 2 Cars
- Share Of Freehold

One of just 3 apartments converted from a handsome detached Victorian house and occupying the whole of the first floor, the property affords 1216 square feet (113sqm) of accommodation making it larger than most 2 and 3 bedroom houses...

The accommodation affords a generous entrance hall, a huge 17' x 15' reception room with a fabulous feature fireplace, a luxury kitchen/dining room, two 17' double bedrooms, a luxury boutique hotel-style bathroom with freestanding bath and two designated off road parking spaces.

The property is being sold together with a share of the freehold and the outgoings are very low, with no ground rent payable either.

This really is a delightful home of exceptional quality and not to missed - call the seller's sole agent Martin & Co Croydon now for an appointment to view!

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 54 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |





**Approximate Gross Internal Area 1216 sq ft - 113 sq m**



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## Martin & Co Croydon

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**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 for 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.

