

FOR SALE



Avondale Road, South Croydon, CR2.

A Beautifully Presented Flat with Direct Garden Access.

Asking Price Of £285,000 Share of Freehold

MARTIN&CO



Avondale Road, South Croydon

1 Bedroom + Office

Asking Price Of £285,000

Share of Freehold

- Beautifully Presented Flat
- Direct Access to Communal Garden
- Huge 28' open-Plan Living Space
- 16' Double Bedroom with Great Views
- Separate Office - Ideal for WFH

Now available for sale in South Croydon, this outstanding raised ground floor conversion flat offers a superb blend of modern comfort and period character. Boasting approximately 574 square feet of thoughtfully arranged living space, the residence features bright, welcoming interiors and enjoys direct access to the large sunny communal rear garden.

The flat is presented in excellent condition, showcasing neutral décor and tasteful finishes that will appeal to first-time buyers or those seeking a refined pied-à-terre. The 28' open-plan living area benefits from generous ceiling heights, fashionable herringbone pattern wood flooring and abundant natural light, creating an inviting setting for both relaxation and entertaining. The kitchen area offers a good range of contemporary units and plenty of working space in which to cook up a storm. The expansive 16' double bedroom affords a lovely elevated outlook and there is a pristine bathroom, also finished to a high standard.

An unusual feature of this property is the separate office or store room, which is located just across the communal entrance hall from the flat itself. The current owner has this set up as a comfortable office and enjoys a very easy commute to work! The property also benefits from a long lease, low outgoings and is being sold together with a share of the freehold.

The communal garden - which the seller says is never used by any of their neighbours - is a particular highlight, providing the perfect setting for morning coffee or evening drinks in a peaceful green space.

Situated in the thriving heart of South Croydon, residents will enjoy a wide array of local amenities just a short stroll away. A good range of local shops, restaurants, cafes and the ever-popular South End 'Restaurant Quarter' all lie within easy reach. The





property also offers convenient proximity to both Sanderstead and South Croydon stations, delivering swift connections to central London and the south coast. Numerous parks, such as Haling Grove, Lloyd Park and Croham Hurst Woods, offer green spaces for a walk or weekend recreation.

Don't miss the chance to make this superb home your own. Arrange your viewing today and appreciate all that this stylish flat, and its enviable location, have to offer.



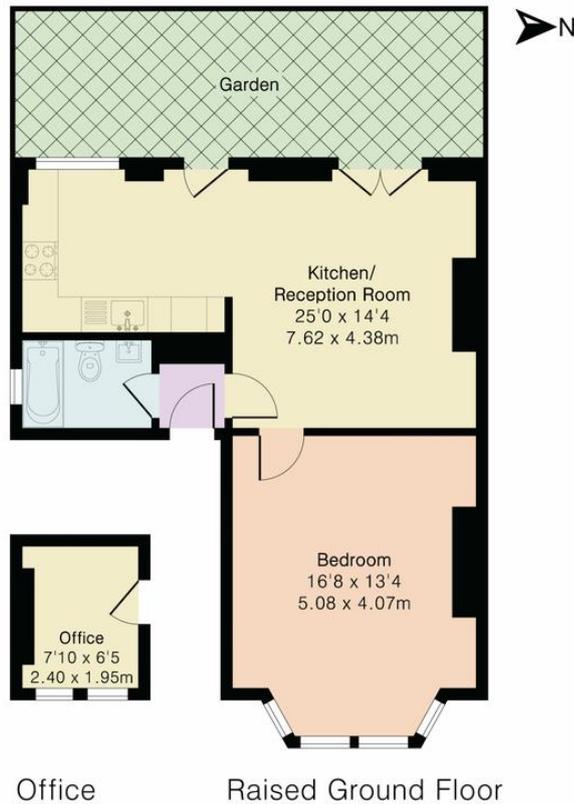


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Approximate Gross Internal Area 574 sq ft - 53 sq m
(Excluding Office)**

Office Area 50 sq ft – 5 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



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