



1, Kenmore House, Chatsworth Road, Croydon, Surrey, CR0

£350,000 Share of Freehold

- Private rear and tiered garden
- Two double bedrooms
- Access to the garden from both bedrooms
- First come, first serve parking to the front of the building
- Open plan kitchen and living area
- Bright throughout with bay windows
- Share of freehold
- Close to the "Restaurant Quarter" and town centre
- Close to East Croydon & South Croydon Railway Stations
- Perfect starter home

1, Kenmore House, Chatsworth Road, Croydon, Surrey, CR0

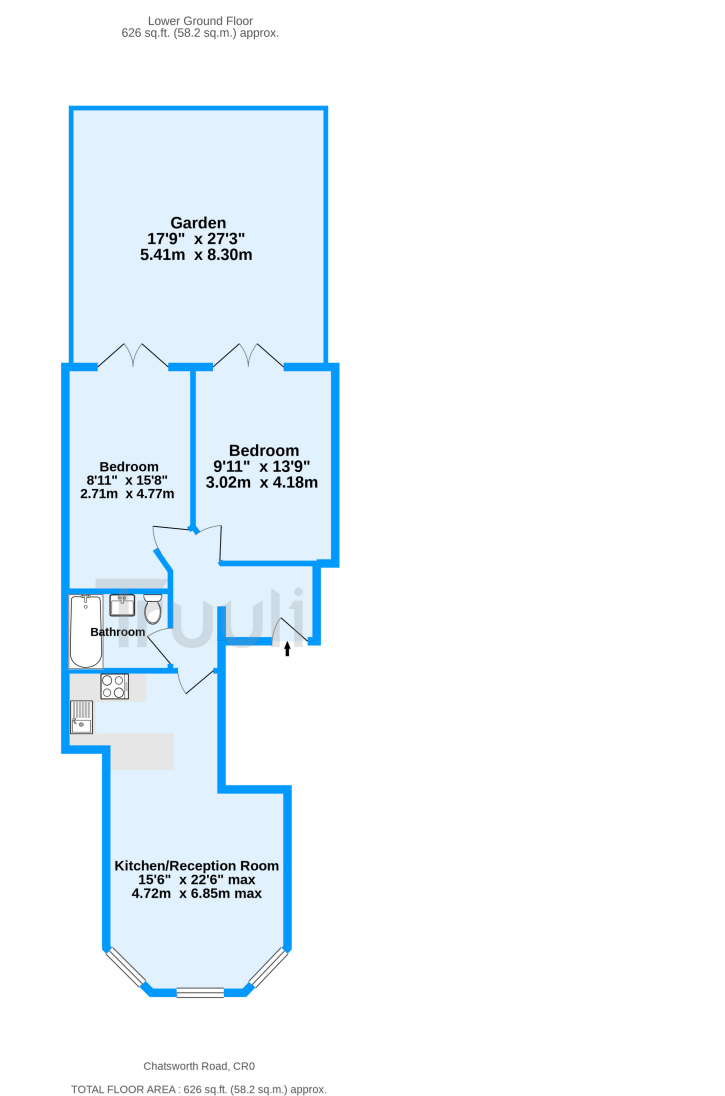
£350,000 Share of Freehold

Vendor's comments: "We were first attracted to the flat by the 'curb appeal' and the outside of the house. We think it is a beautiful building and had been hoping to find something in the Chatsworth Conservation area so we were so excited to get this.

We love the layout of the flat as both the rooms are very big bedrooms. It has been great using the spare as an office, as well as a guest room. The front room is a great entertaining space when we had people over all the time (pre-COVID), and the bay window is our favourite feature. When initially searching for a property we actually weren't that fussed about the garden but now we are not looking at any properties without one. During lockdown and whilst working from home having the doors open and the garden a few feet away has been a great way to relax and a blessing for us . The flat is very low upkeep but we upgraded the dishwasher and washing machine over the summer and the oven was replaced in 2017 too. Other than those items we haven't chosen or needed to do anything as the apartment was well put together when converted less than ten years ago so it was a perfect starter home for us!

We are so close to the town centre and the 'Restaurant Quarter' in Croydon Centre yet the Chatsworth Road/conservation area is very quiet... it really is the best of both worlds. We also are blessed with access to green space (if our private garden isn't enough!) and tennis courts etc. with Lloyd Park and Park Hill just around the corner. You are also ten minutes from East Croydon/BoxPark or eight minutes from South Croydon so very well served by public transport. There are many bus stops within a few minutes' walk but in truth we have never needed to use them as everything is so close by and convenient!

Our flat on Chatsworth Road has been our home for the last six years and we have loved our time here. We are planning on starting a family and are looking to move further out from London to be closer to our parents but will have lots of very fond memories of our time here. So whilst it is sad to be leaving here we hope the next owners have just as great a time here."



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 to 100) A		(92 to 100) A	
(81 to 91) B		(81 to 91) B	
(69 to 80) C	73	(69 to 80) C	76
(55 to 68) D		(55 to 68) D	77
(39 to 54) E		(39 to 54) E	
(21 to 38) F		(21 to 38) F	
(1 to 20) G		(1 to 20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England, Wales & N.Ireland		England, Wales & N.Ireland	

