



Aberdeen Road, Croydon, Surrey, CR0

£300,000 Leasehold

- Chain free
- Period maisonette
- Off street parking
- Separate kitchen
- Residential road
- Within close proximity to South Croydon and East Croydon Rail Station

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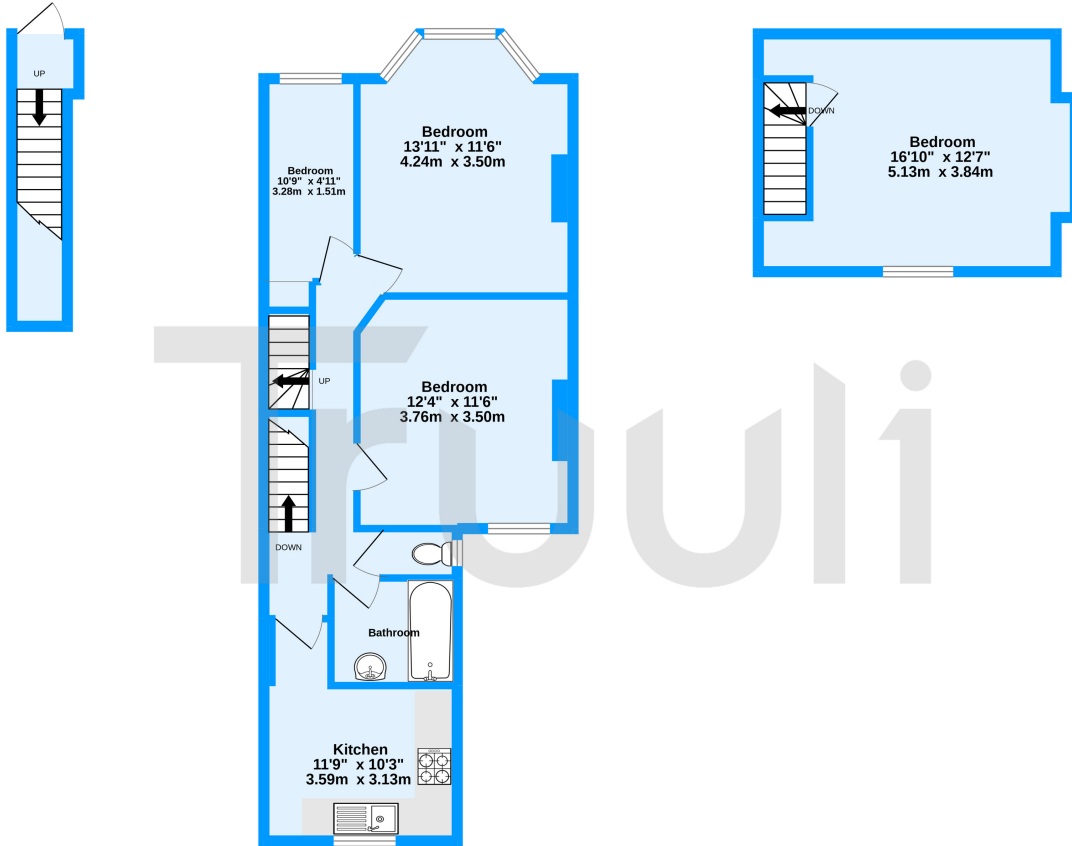
£300,000 Leasehold

An exciting opportunity to view a spacious, chain free maisonette on Aberdeen Road, Croydon.

Ground Floor Entrance
49 sq.ft. (4.5 sq.m.) approx.

First Floor
569 sq.ft. (52.3 sq.m.) approx.

Second Floor
269 sq.ft. (24.7 sq.m.) approx.



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TOTAL FLOOR AREA : 822 sq.ft. (76.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

