



Epsom Road, Croydon, Surrey, CR0 4NB

£200,000 Leasehold

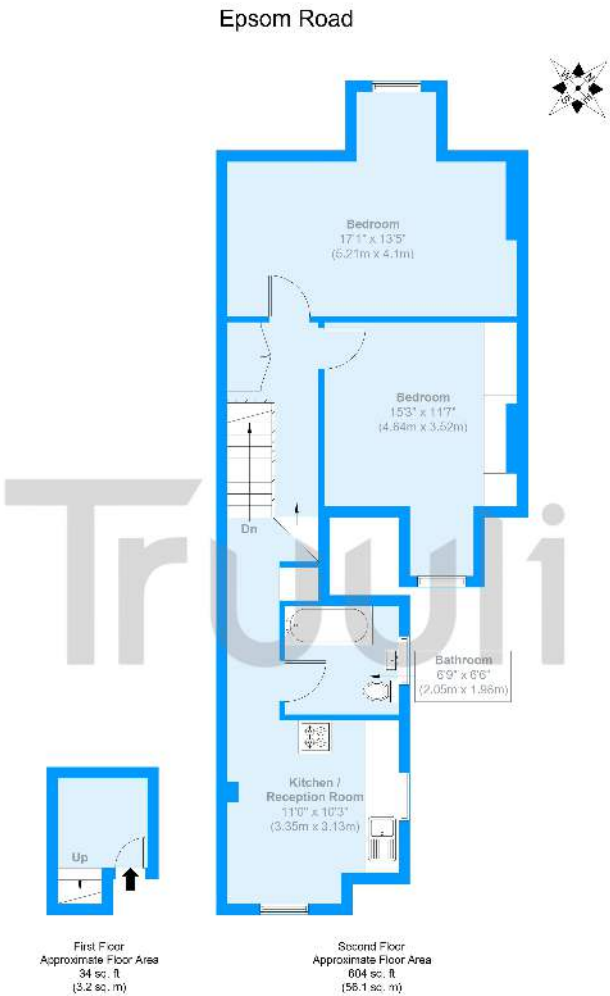
- Over 600 sq ft of bright, spacious living
- Excellent potential to modernise the kitchen
- Well-maintained & ready to move into
- Bedroom with flexible office working space
- Quiet second-floor position with good natural light
- Prime Croydon location close to transport & amenities

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Situated on the highly sought-after Epsom Road, Croydon, this generously proportioned second-floor flat offers over 600 sq ft of well-maintained living space, ideal for first-time buyers and investors alike.

The property provides a superb balance of immediate comfort and future potential, presenting a well-cared-for interior with scope to modernise and add value, most notably within the kitchen.



Approximate Gross Internal Area = 59.3 sq m / 638 sq ft

This floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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