



87c Avondale Road, South Croydon
£190,000



87c Avondale Road

South Croydon

Spacious home in South Croydon with excellent transport links, top schools, green spaces, shops, cafés, and a large garage. Ideal for families seeking convenience and a strong community. Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Four stations within easy reach: South Croydon, Purley Oaks, Sanderstead and Purley
- Spacious and well-proportioned accommodation throughout
- Popular South Croydon residential location
- Extensive local bus network
- 87 years lease
- Service charge - £100 per year
- Ground Rent- £250 per year
- Fast access to Central London and Gatwick Airport
- Benefiting from ongoing area investment and regeneration
- Exciting local investment including new Lidl and Marks & Spencer stores nearby





Reception

13' 7" x 11' 7" (4.14m x 3.53m)

Kitchen

9' 0" x 6' 9" (2.74m x 2.06m)

Bathroom

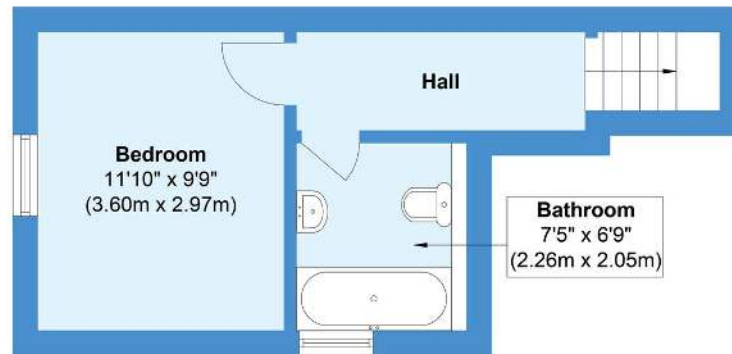
7' 5" x 6' 9" (2.26m x 2.06m)

Bedroom

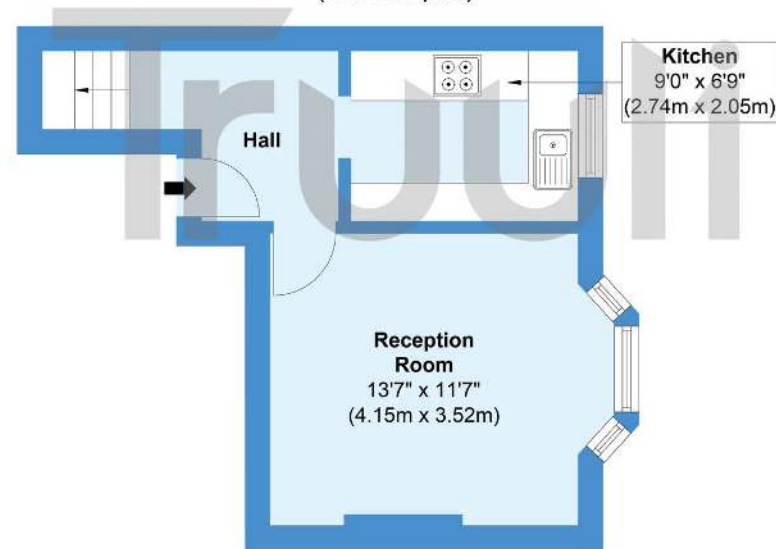
11' 10" x 9' 9" (3.61m x 2.97m)



Avondale Road



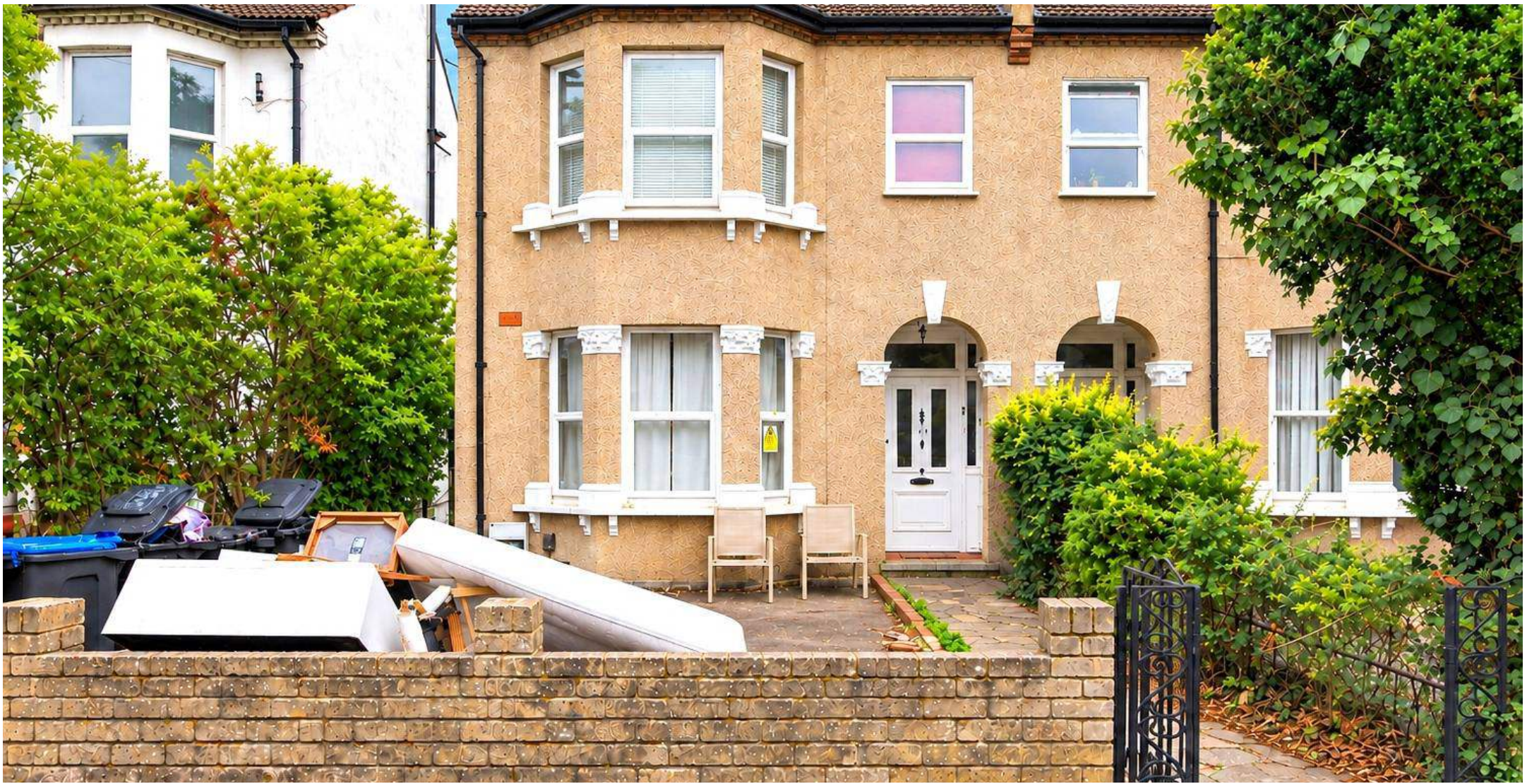
First Floor
Approximate Floor Area
235 sq. ft
(21.85 sq. m)



Ground Floor
Approximate Floor Area
274 sq. ft
(25.45 sq. m)

Approximate Gross Internal Area = 47.31 sq m / 509 sq ft

This floor plan is not to scale and measurements and areas are approximate and therefore should be used for illustrative purposes only. maximum widths and lengths are represented on the floor plan. 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 if there is any aspect of particular importance, you should carry out or commission your own inspection at the property.



Truuli

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