



3 Saffron Central Square

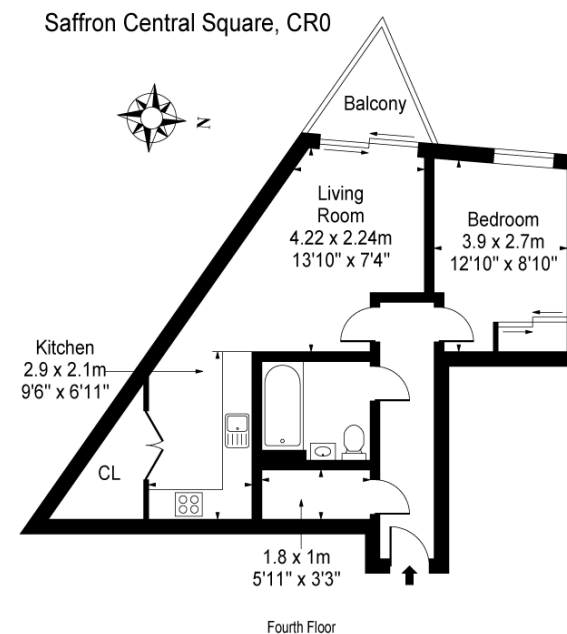
£270,000

Waterhouse Apartments, 3 Saffron Central Square, Croydon, Surrey CR0 2FR

A well presented dual aspect stylish apartment with private balcony, access to residents gym and 24hr concierge facilities located within Saffron Central Square, a landmark modern development within the heart of Croydon enjoying close proximity to East and West Croydon stations providing excellent rail links to Central London [London Bridge & London Victoria], Canary Wharf, Brighton, and Gatwick Airport, town centre shopping together with local Boxpark are all moments away.

This stylish modern apartment comprises entrance hall with storage cupboard, reception room with dining area and door leading to private balcony providing pleasant elevated views, contemporary open plan fitted kitchen with work tops and integrated appliances, double bedroom with fitted wardrobes and bathroom. This well presented apartment is located within modern development with 24hr concierge and access to residents gym. Excellent transport links, leisure facilities and shopping are all moments away.

- Saffron Central Square CR0
- One Bedroom
- 538 Sq Ft
- Well Presented
- Dual Aspect Apartment
- Private Balcony
- High Specification Interior
- Excellent Location



Approx Gross Internal Area 538 Sq Ft - 50.01 Sq M

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	