

FOR SALE

£350,000

Croydon Road, London, SE20



A well presented two double bedroom Victorian conversion with a long lease and low annual service charges, with a large communal garden and situated within easy reach of excellent transport links and green spaces.



A spacious and well-presented top floor conversion, ideally positioned for excellent transport links including Birkbeck and Anerley stations, as well as local bus and tram services.

Set within a handsome Victorian house, this characterful property welcomes you with a generous entrance hall and staircase leading up to bright, well-proportioned rooms. Inside, you'll find two comfortable double bedrooms with the main offering fitted wardrobes, a stylish reception room complete with bespoke shelving, a separate fitted kitchen with breakfast bar, and a modern family bathroom. Hardwood floors throughout add warmth and charm, while loft access allows more storage options.

The property also enjoys access to a substantial communal rear garden, perfect for relaxing or entertaining. Additional benefits include gas central heating via a combi boiler and double glazing, both still under warranty, ensuring efficiency and peace of mind.

- Long Lease & Low Annual Charges
- Period Features
- Two Double Bedrooms
- Large Communal Garden
- Excellent Transport Links
- EPC Rating C



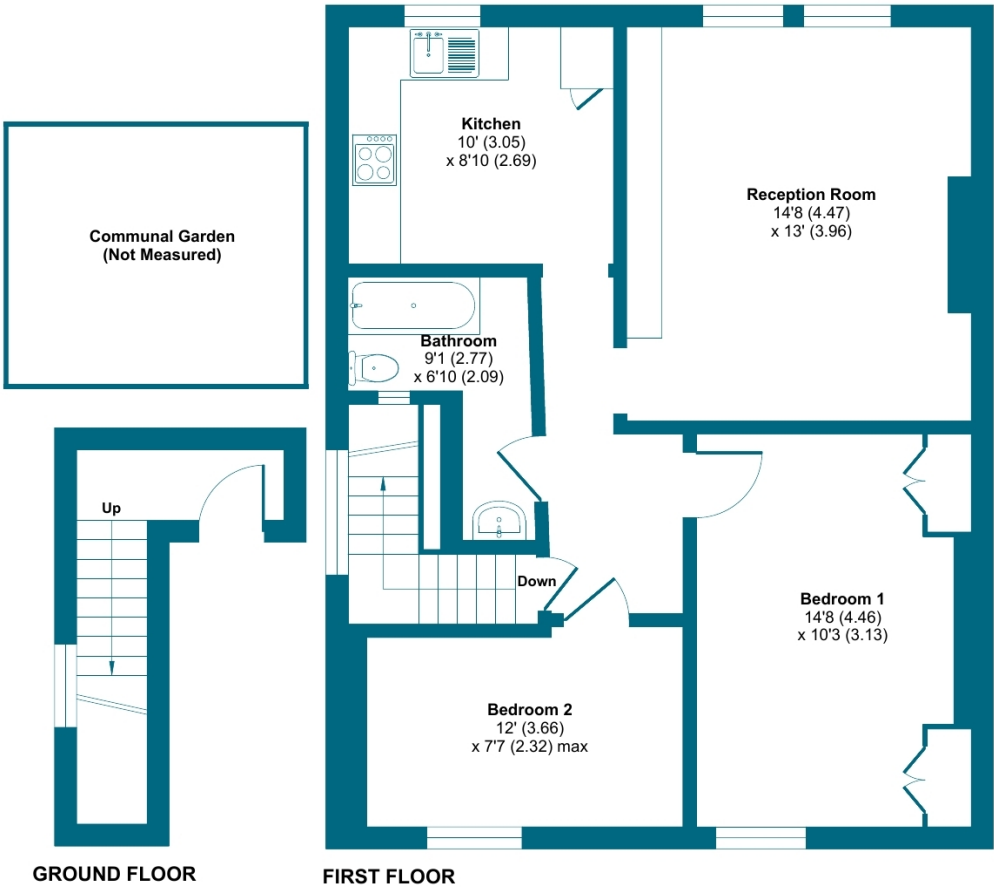






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Approximate Area = 742 sq ft / 68.9 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Grafton Estate Agents. REF: 1356424

