

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>67</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



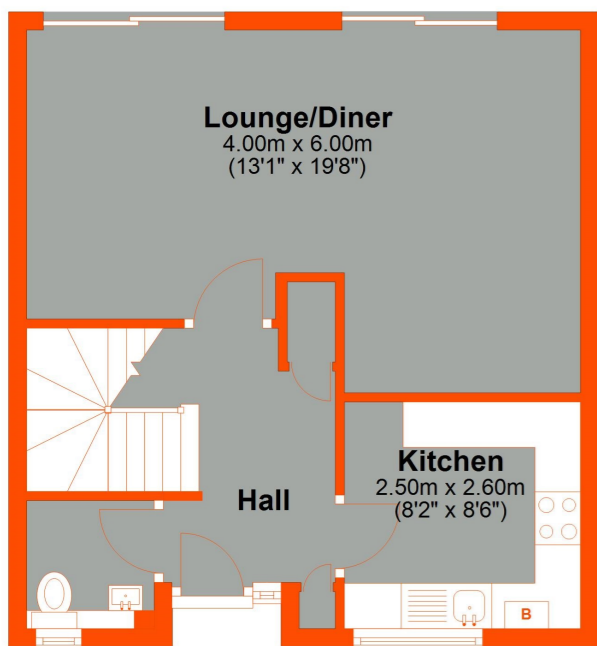
Viewing by appointment with our Shirley Office - 020 8777 2121

84 Chelsea Court, Sloane Walk, Croydon, Surrey CR0 7NX

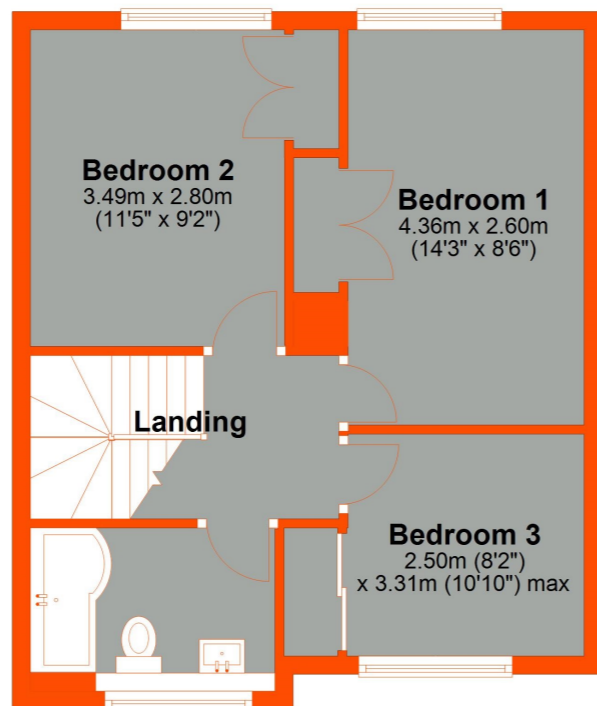
**£420,000 Share of Freehold**

- 3 Bedroom Lawdon House
- Fitted Kitchen
- Modern Bathroom
- Close to Amenities
- Spacious Living Room
- Neutral Decoration
- Garage En Bloc
- Access to Gated Green Area

**Ground Floor**  
 Approx. 39.5 sq. metres (424.7 sq. feet)



**First Floor**  
 Approx. 44.5 sq. metres (478.5 sq. feet)



Total area: approx. 83.9 sq. metres (903.2 sq. feet)

This plan is for general layout guidance and may not be to scale.  
 Plan produced using PlanUp.

Disclaimer: All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.  
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## 84 Chelsea Court, Sloane Walk, Croydon, Surrey CR0 7NX

Situated in a pleasant courtyard setting, this always popular Lawdon family home offers spacious living accommodation throughout, with the advantage of 3 generous size bedrooms, fitted kitchen, modern bathroom, spacious living, cloakroom and neutral decoration throughout. To the rear is a low maintenance garden with central artificial lawned area with a flagstone patio and garage en bloc. There is also the advantage of access to a gated green area.

### Location

Sloane Walk can be found off Orchard Way within walking distance of Orchard Way Primary School, Orchard Park High Secondary School, a convenience store and the 367 bus route. A further selection of shops and bus routes can be found nearby at Upper Elmers End Road. Elmers End train and tram station is also nearby with services to East Croydon, Wimbledon, London Bridge, Charing Cross and Cannon Street.



### GROUND FLOOR

#### Covered Entrance Porch

#### Entrance Hall

Composite entrance door with full length double glazed translucent window to side, fitted cupboard, radiator, hardwood flooring.

#### Cloakroom

Translucent UPVC double glazed window to front, low level WC, wall mounted wash hand basin, local tiling, radiator, hardwood flooring.

#### Living Room

2 sets of UPVC double glazed sliding doors opening onto the garden, radiators, hardwood flooring.

#### Kitchen

UPVC double glazed window to front, comprehensive selection of fitted white wall and base units incorporating drawers, ample work surfaces with a tiled splashback, single stainless steel sink unit, gas hob with extractor over, stainless steel electric oven, plumbing and space for washing machine and fridge freezer, wall mounted concealed combi central heating boiler, hardwood flooring.

### 1ST FLOOR

#### Landing

Fitted carpet.

#### Bedroom 1

UPVC double glazed window to rear, fitted wardrobe, radiator, hardwood flooring.

#### Bedroom 2

UPVC double glazed window to rear, loft cupboard, fitted wardrobe, radiator, laminate flooring.



#### Bedroom 3

UPVC double glazed window to front, mirror fronted fitted wardrobe, radiator, laminate flooring.

#### Bathroom

Translucent UPVC double glazed window to front, matching white bathroom suite comprising 'P' shaped bath with shower over plus second hand held shower attachment, wash hand basin set to vanity unit, low level WC, heated towel rail, fully tiled, tiled flooring.

### EXTERIOR

#### Rear Garden

A low maintenance garden, artificial lawned area to centre with a flagstone patio across the rear, rear access.

#### Garage En Bloc

With light and electric supplied

#### Communal Lawned Gardens

Including to access to private space space/play area, only available to a limited number of courtyards with stream and wooded area to rear.

### ADDITIONAL INFORMATION

#### Lease, Maintenance and Ground Rent

Lease - 999 years from 1969

Maintenance - £564.00 per annum

Ground Rent - £1.00 per annum peppercorn

#### Council Tax

Croydon Borough band D

