



Idahota House, Sydenham Road, Croydon, Surrey, CR0 2EF

£260,000 Leasehold

- Upper ground floor one-bedroom apartment
- Bright open-plan reception and kitchen
- Spacious double bedroom
- Modern, fully fitted bathroom
- Communal rear garden
- Off-street parking (first come, first served)
- Long lease remaining
- Prime central Croydon location
- Short walk to East Croydon Station

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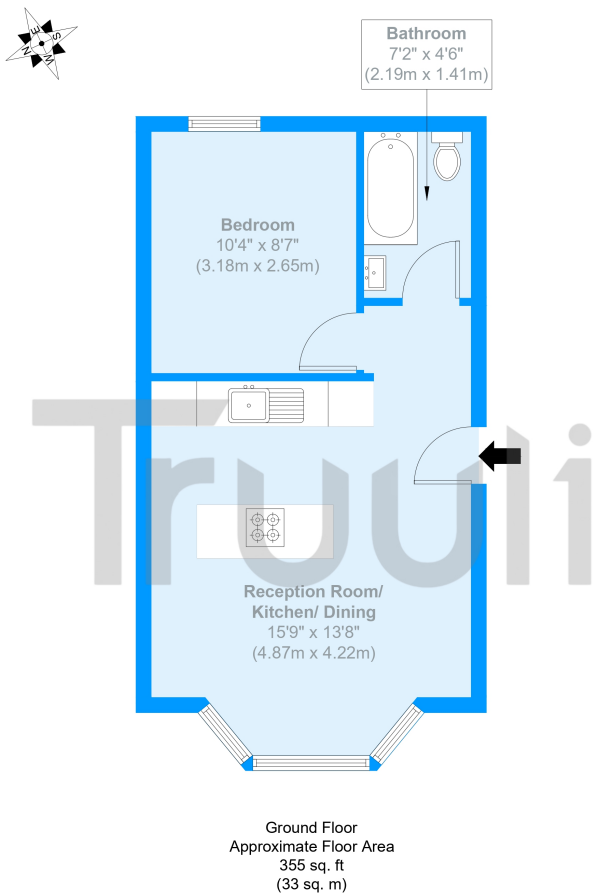
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This beautifully presented one-bedroom apartment is set on the upper ground floor of an attractive period conversion in the heart of Croydon. The property offers stylish and well-proportioned living space, including a generous open-plan reception room and modern fitted kitchen, a large double bedroom and a contemporary bathroom.

The apartment also benefits from access to a communal rear garden and off-street parking, available on a first-come, first-served basis.

With 120 years remaining on the lease, this home is ready to move straight into.

Sydenham Road



Approximate Gross Internal Area = 33 sq m / 355 sq ft

The 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	77
(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		

