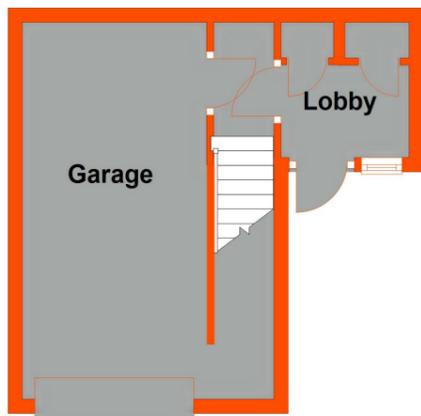


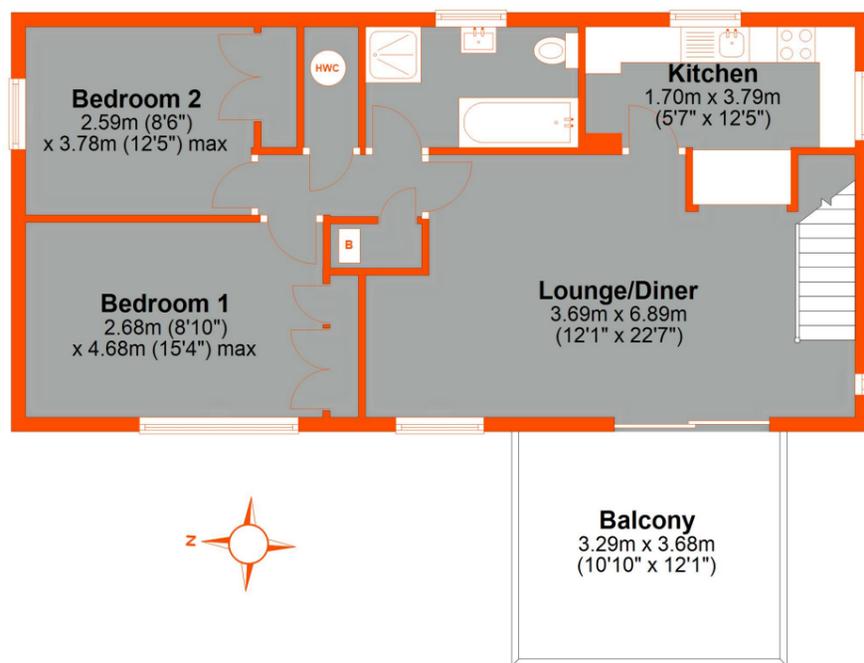
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		55	72
England, Scotland & Wales		EU Directive 2002/91/EC	



**Ground Floor**  
 Approx. 18.3 sq. metres (197.0 sq. feet)



**First Floor**  
 Approx. 64.0 sq. metres (688.7 sq. feet)



Total area: approx. 82.3 sq. metres (885.7 sq. feet)  
 This plan is for general layout guidance and may not be to scale.  
 Plan produced using PlanUp.



Viewing by appointment with our Shirley Office - 020 8777 2121

72 Thames Court, Greenview Avenue, Shirley, Croydon CR0 7QU  
**£350,000 Share of Freehold**

- CHAIN FREE
- Tastefully Decorated
- Bright & Airy Accommodation
- New Roof April 2025
- 2 Double Bedrooms with Built-In Wardrobes
- Large Bathroom with Bath and Separate Shower
- Popular Location
- Direct Access to Garage

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.  
 Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for free mortgage advice and may also recommend firms of Solicitors and Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.  
 For further details please visit our website - www.proctors.london



## 72 Thames Court, Greenview Avenue, Shirley, Croydon CR0 7QU

**CHAIN FREE** Situated at the top of Greenview Avenue in a quiet secluded location, this bright and airy 2 bedroom flat must be viewed to appreciate the spacious open plan living accommodation the property has to offer. With an open plan living room which leads onto a sunny west facing secluded terrace. The inner hall leads through to 2 double bedrooms with fitted wardrobes plus bathroom with separate shower and bath, fitted kitchen, double glazing and central heating. A particular feature of the property is direct access to the garage below the property. A new roof was fitted last year.

### Location

A wide variety of amenities are to be found locally. These include local schools (both primary and secondary), the 367 bus route which runs through The Glade linking Croydon and Bromley town centres. Elmers End can be found close by with its selection of local shops, bus routes and tram stop, plus Elmers End Station with services to London Bridge, Charing Cross and Cannon Street. Beckenham High Street is a short drive away with its ever popular selection of shops, restaurants and cafes.



### GROUND FLOOR

#### UPVC Double Glazed Entrance Porch

2 Fitted cupboards.

#### Entrance Hall

Entrance door, door to garage, stairs to:

### FIRST FLOOR

#### Living Room

UPVC double glazed doors to terrace, dual aspect UPVC double glazed windows, warm air vent, fitted carpet.

#### Fitted Kitchen

Dual aspect UPVC double glazed windows, comprehensive selection of fitted wall and base units incorporating drawers, stainless steel sink unit with mixer tap, ample work surfaces with a tiled splashback, gas hob with extractor hood over, electric oven, plumbing and space for washing machine and space for fridge/freezer, breakfast bar, fitted shelving, spotlighting, vinyl flooring.

#### Inner Hall

Cupboard housing central heating boiler, large fitted cupboard, warm air vent, fitted carpet.

#### Bedroom 1

UPVC double glazed window to front, fitted wardrobes to one wall, warm air vent, fitted carpet.

#### Bedroom 2

UPVC double glazed window to side, fitted wardrobe, fitted carpet.

### Bathroom

UPVC double glazed translucent window to rear, matching white bathroom suite comprising panelled bath with hand held shower attachment, rectangular wash hand basin set to vanity unit, low level WC, corner unit glass fronted shower cubicle, fully tiled walls, warm air vent, tiled flooring.

### EXTERIOR

#### Garage

Up and Over door, power and light supply, direct access from the property.

### ADDITIONAL INFORMATION

#### Council Tax

London Borough of Croydon Band C.

#### Lease, Service Charges and Ground Rent

Lease - 943 years remaining.

Service Charges - £450 current year

Ground Rent - £1.00 peppercorn.

#### Utilities

MAINS - Electricity, Gas, Water and Sewerage.

#### Broadband and Mobile

To check coverage please visit [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

