



Harry Close, Croydon, Surrey, CR0 2NL

£290,000 Leasehold

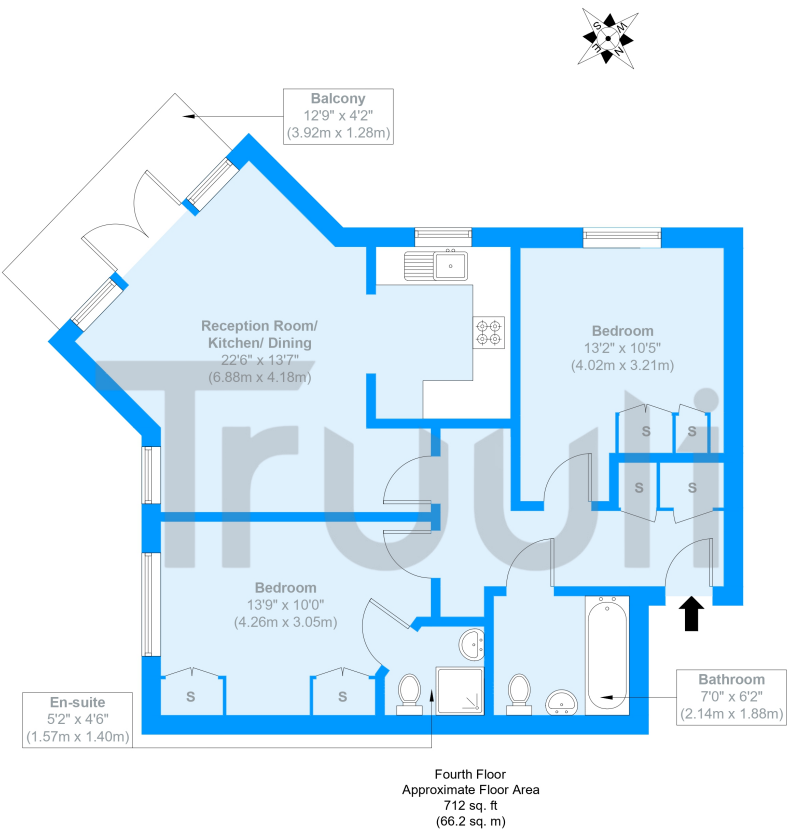
- Impressive purpose built flat
- Popular development
- Larger than average property
- Private balcony and communal garden with park area
- Communal resident's parking
- Long lease (in excess of 100 years)
- Available immediately

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This larger-than-average purpose-built two-bedroom flat is located in one of Croydon's most sought-after developments, right in the heart of town. Beautifully presented throughout, it offers a stylish and contemporary finish with generous living space.

Harry Close



Approximate Gross Internal Area = 66.2 sq m / 712 sq ft
Balcony = 5 sq m / 53 sq ft
Total = 71.2 sq m / 766 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	72	72
(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		

