



James Chiltern
Estate Agents



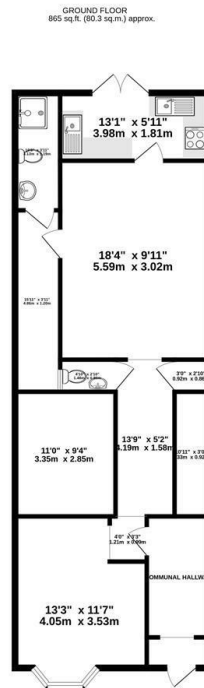
37a Hartley Road, Croydon, CR0 2PJ

Offers In The Region Of £295,000

- Ground floor flat with spacious layout
- Healthy-sized kitchen with ample cupboard and worktop space
- Private rear garden ideal for relaxing
- Well-located with good transport links and local amenities nearby
- Two well-proportioned bedrooms
- Family bathroom located in rear extension
- Ample storage space throughout the property
- Large through-lounge with natural flow into kitchen
- Additional separate WC
- Sold with share of freehold

182 London Road, Croydon, Surrey, CR0 2TE
0208 681 8133

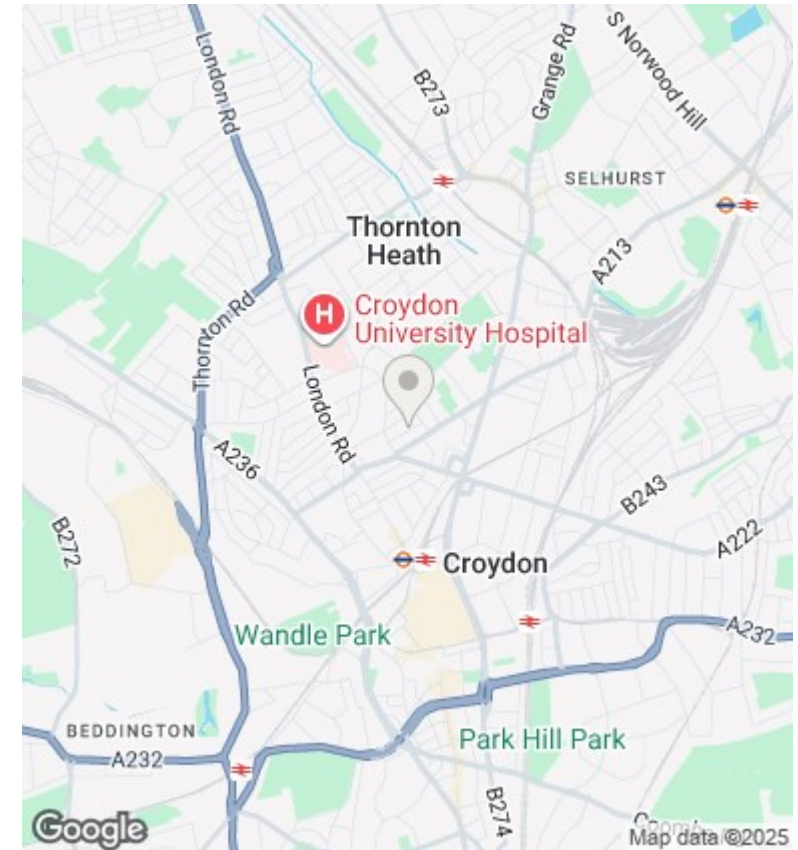
lettings@jameschiltern.com
www.jameschiltern.com



TOTAL FLOOR AREA: 865 sq.ft. (80.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metreplan 12/2025



Directions

Viewings

Viewings by arrangement only. Call 0208 681 8133 to make an appointment.

Council Tax Band

C

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	