



James Chiltern  
Estate Agents



## 137 City House, 420 London Road, Croydon, CR0 2NT

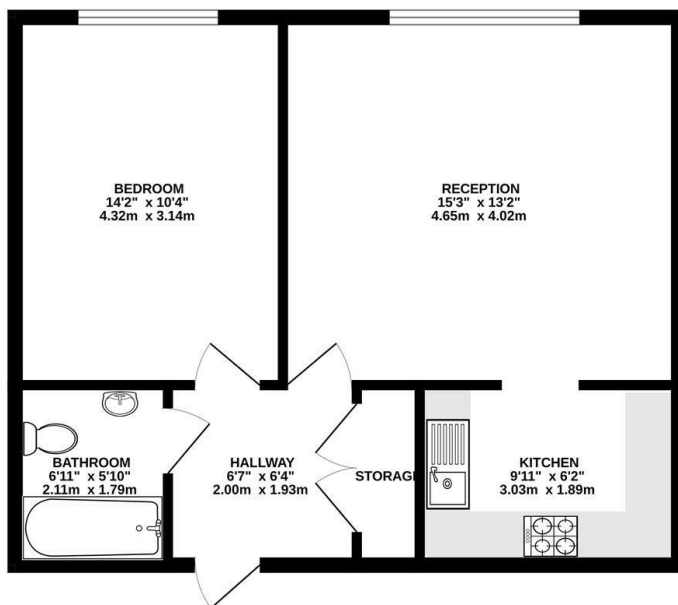
Offers In Excess Of £175,000

- ONE BEDROOM MODERN APARTMENT
- LOCATED ON 9TH FLOOR -- GREAT VIEWS
- OWN SECURE ALLOCATED UNDERGROUND PARKING
- CHAIN FREE AND VACANT
- MODERN FITTED KITCHEN WITH WHITE GOODS
- 24 HOUR CONCIERGE
- CLOSE TO CROYDON TOWN CENTRE
- SPACIOUS DOUBLE BEDROOM
- COMMUNAL GARDENS & BICYCLE STORAGE
- EXCELLENT TRANSPORT LINKS

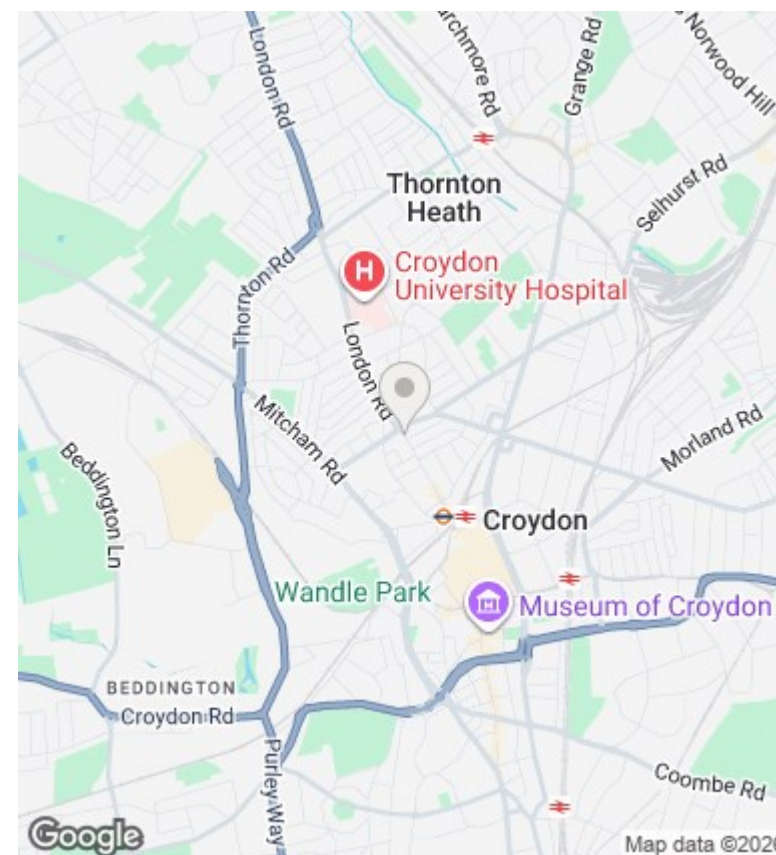
182 London Road, Croydon, Surrey, CR0 2TE  
0208 681 8133

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## GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
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## Directions

## Viewings

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

## Council Tax Band

C

## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	87	89
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	