



James Chiltern  
Estate Agents



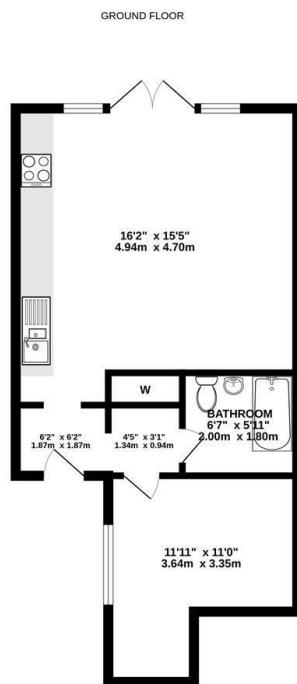
## 204D Brighton Road, South Croydon, CR2 6AF

Offers In The Region Of £270,000

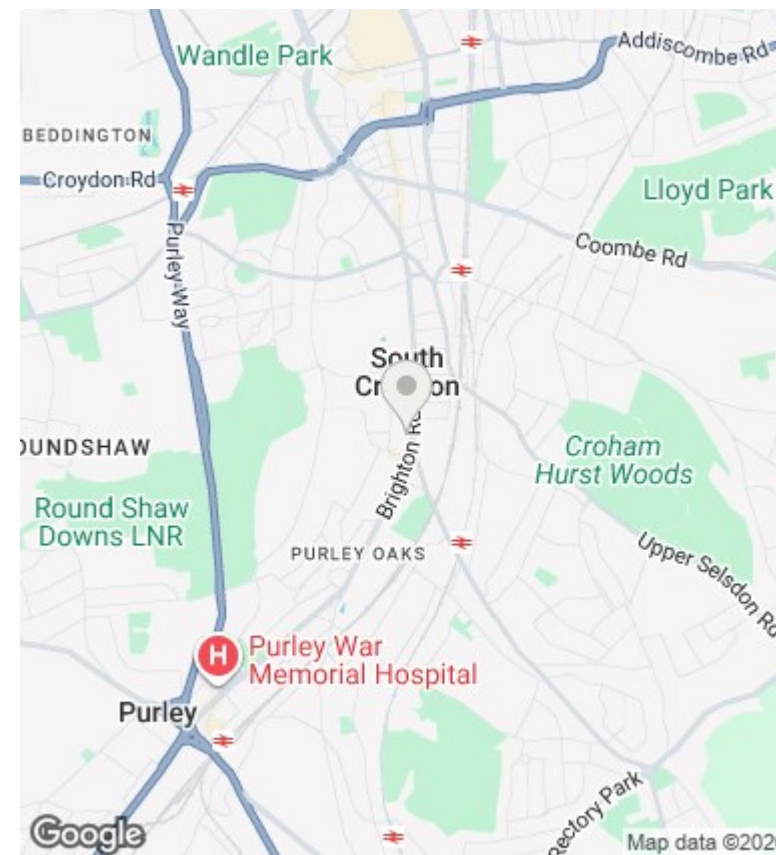
- Ground floor maisonette
- Open-plan kitchen/living area
- Off-street parking
- Ideal first-time buy or investment
- Own private entrance
- Well-sized double bedroom
- Opposite South Croydon Bus Station
- Private rear garden
- Spacious hallway with built-in storage
- Close to shops, schools & local amenities

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

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Whilst 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 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 12/2015



## Directions

## Viewings

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

## Council Tax Band

B

## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	81	82
(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	