



James Chiltern
Estate Agents



45, St. James Court St. James's Road, Croydon, CR0 2SF

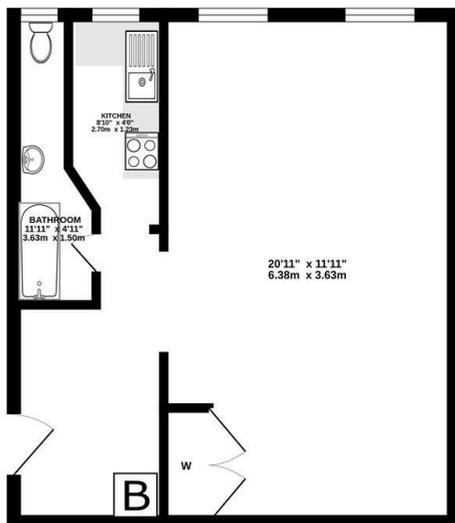
Asking Price £160,000

- Bright & Airy Studio Flat
- Separate Kitchen
- Vacant Possession
- Ground Floor
- Long 138 Year Lease
- Spacious Living Space
- Easy Access To East & West Croydon Station

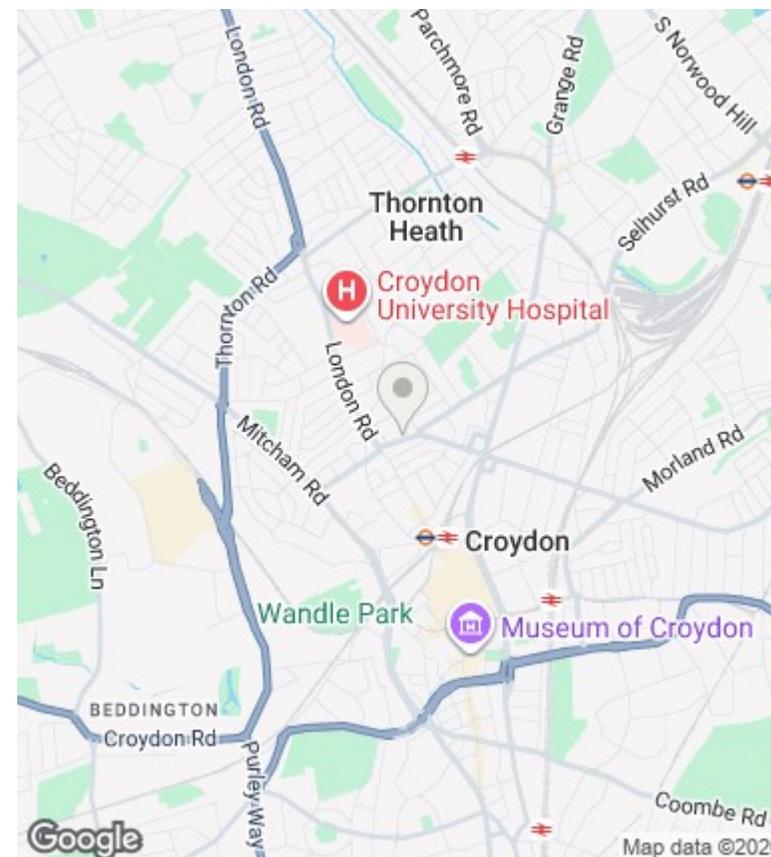
182 London Road, Croydon, Surrey, CR0 2TE
0208 681 8133

lettings@jameschiltern.uk
www.jameschiltern.uk

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 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 operation or efficiency can be given. Made with Metropix C2020



Directions

Viewings

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

Council Tax Band

A

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	