



James Chiltern  
Estate Agents



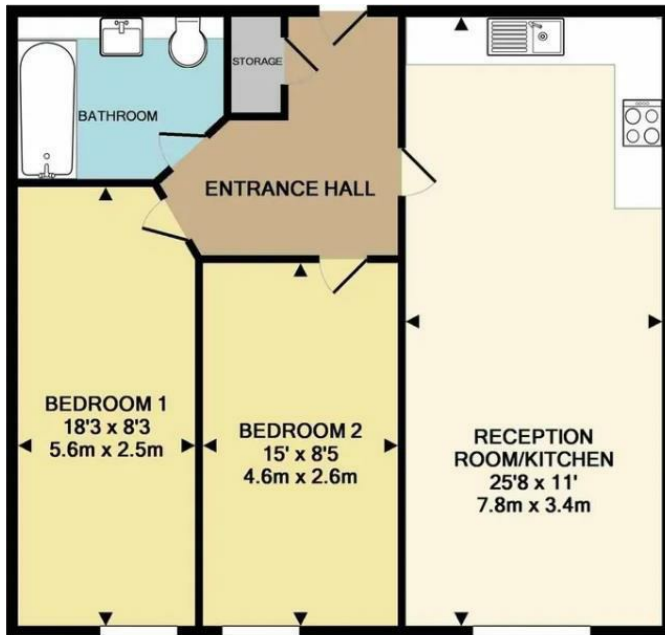
## Flat 14, 386 London Road, Croydon, CR0 2SU

£1,650

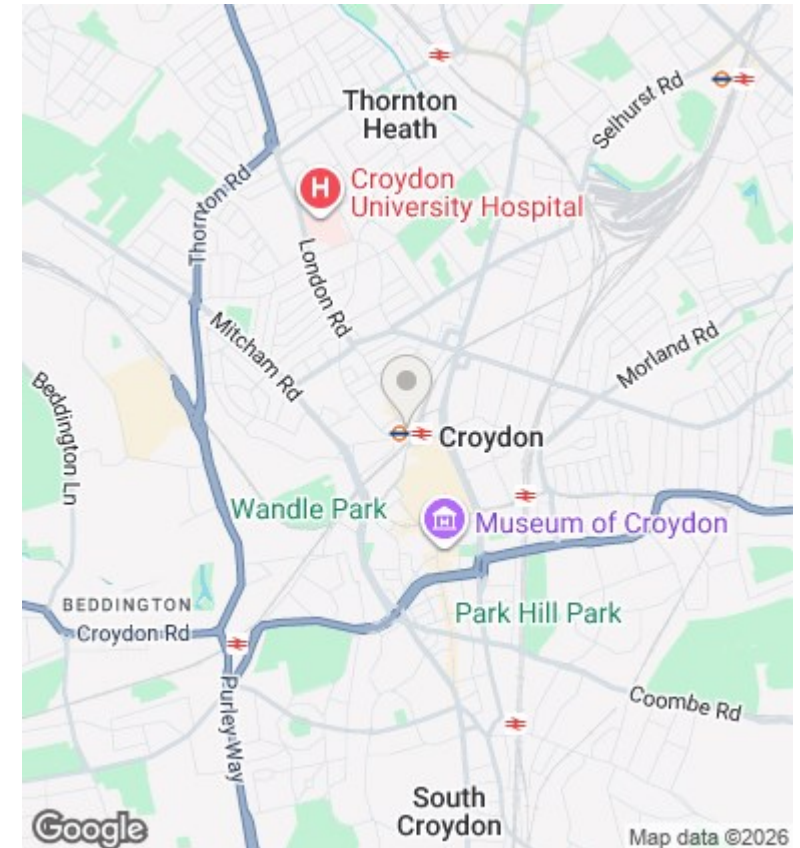
- Spacious Open-Plan Living – Large lounge area flowing into a contemporary kitchen
- Energy Efficient – Double-glazed windows and modern heating system
- Just 0.3 miles (6-min walk) to East Croydon Station
- Recently Refurbished – Modern fixtures and fittings throughout
- Close to Amenities – Walking distance to supermarkets, cafes, restaurants, and parks
- Excellent bus routes – numerous services connecting to Purley, Sutton, and Bromley
- Bright & Airy – Large windows providing plenty of natural light
- Secure Entry System – Providing peace of mind and safety

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

[lettings@jameschiltern.com](mailto:lettings@jameschiltern.com)  
[www.jameschiltern.com](http://www.jameschiltern.com)



TOTAL APPROX. FLOOR AREA 700 SQ.FT. (65.0 SQ.M.)



## Directions

## Viewings

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

## Council Tax Band

D

## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	84
(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	