



James Chiltern  
Estate Agents



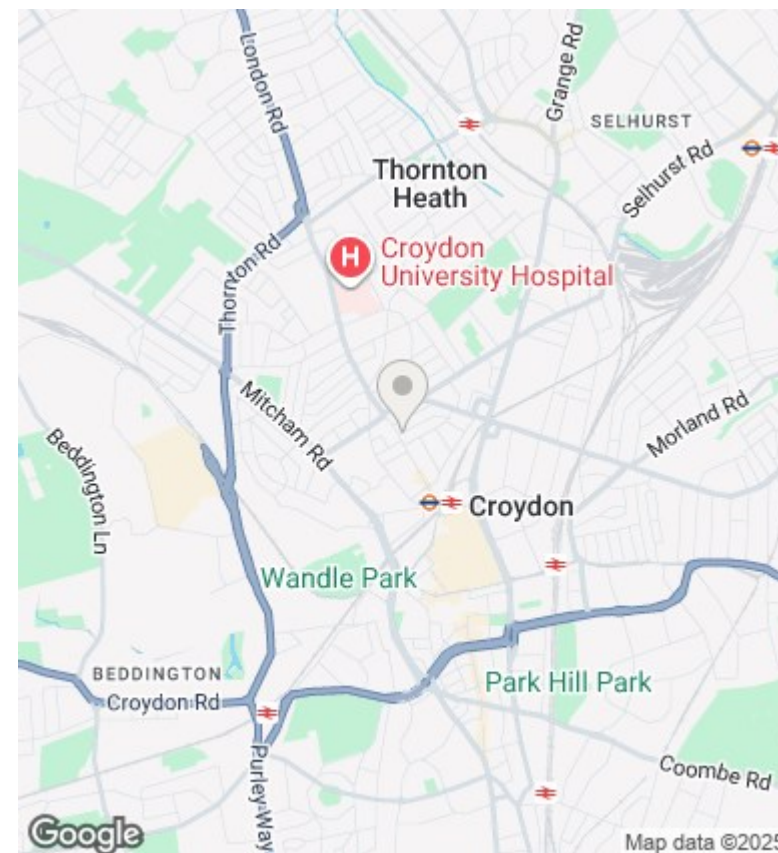
## 22 Hathaway Road, Croydon, CR0 2TP

Offers In Excess Of £535,000

- Fully licensed 6-bedroom HMO in the heart of West Croydon
- Solar panels installed to reduce running and electricity costs
- Private rear garden – ideal for tenants' use and relaxation
- Offered chain-free – perfect turnkey investment opportunity
- Generates an impressive £3,950 PCM across assured shorthold tenancies
- Three bathrooms, including one en-suite
- Set across three well-proportioned floors
- Recently upgraded with new fire alarm system (£8,000)
- Spacious and fully equipped communal kitchen
- Excellent location – 5 minutes' walk to West Croydon Station

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

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



## Directions

## Viewings

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

## Council Tax Band

D

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>79</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	