



## HEATHFIELD GARDENS, CROYDON, CR0

CROYDON, CR0 1EL

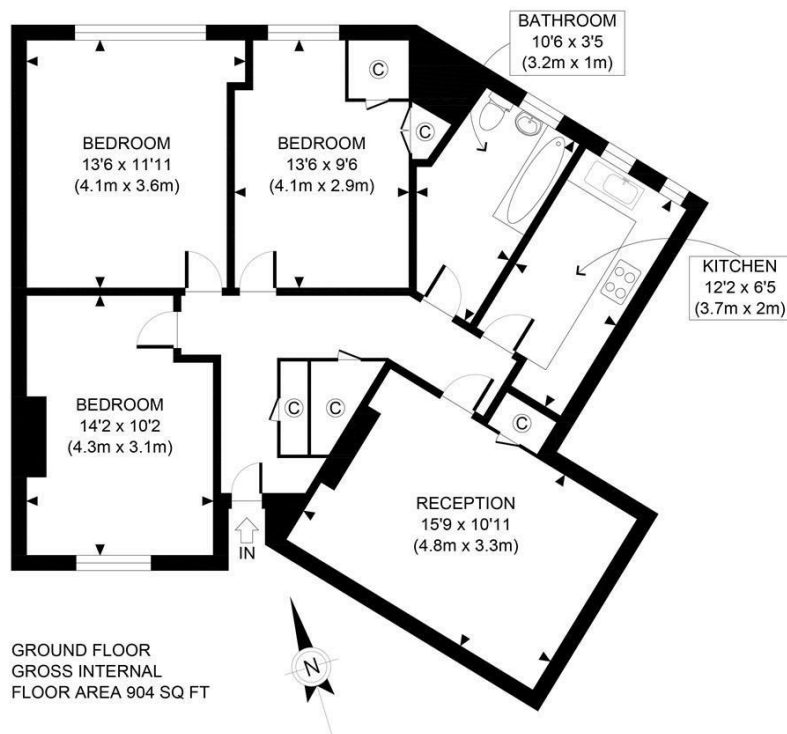
£295,000

Spacious 3-Bedroom Ground Floor Apartment | Prime Croydon Location

This generously sized ground floor apartment offers a rare combination of space, practicality and convenience, making it an excellent choice for families, first-time buyers or landlords looking to tap into Croydon's strong rental demand.

Inside, the property features three well-proportioned bedrooms, a bright and welcoming living/dining room filled with natural light, and a separate fitted kitchen with plenty of workspace. A family bathroom is complemented by an additional WC, and there's excellent built-in storage throughout the home, ensuring day-to-day living feels easy and uncluttered.

**Hemmingfords**



<b>APPROX. GROSS INTERNAL FLOOR AREA 904 SQ FT / 84 SQM</b>	
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	
heatfield garden	date 01/03/24
photoplan	



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hemmingfords Sales  
Second Floor  
34 Upper Street  
London  
N1 0PN

02038907470  
info@hemmingfords.co.uk  
www.hemmingfords.co.uk

Hemmingfords