



SOLD STC



Oval Road, East Croydon

2 Bedrooms, 1 Bathroom, Split-Level Maisonette

Asking Price Of £345,000

MARTIN & CO



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- Upper Split-Level Maisonette
- Two Double Bedrooms
- Bonus Loft Room via Bedroom 1
- Eat-In Kitchen
- Large Living Room

Situated in a quiet residential road just 5 minutes walk from East Croydon Station, this spacious Victorian brick split level maisonette would make a fantastic first home or letting investment in our opinion. It comes with a long lease (145yrs) with no annual service charges or ground rent!

With its own private entrance, this property feels incredibly spacious as soon as you walk in. It offers two equal sized double bedrooms, large bay-fronted living room, kitchen/breakfast room, lobby/utility room and a bathroom. As an added bonus there is a loft 'room' accessed via hidden stairs from one of the bedrooms, which offers great potential to a prospective buyer. This must be seen to be believed!

This home is in prime location for the following reasons

- The nearby East Croydon station provides fast trains to central London which makes commuting stress free – London Bridge (12mins), Clapham Junction (9mins) and Victoria (17mins). There is also a tram that makes visiting popular spots such as Wimbledon very easy.

- Nearby popular amenities such as Boxpark, Oval Road Tavern, including small supermarkets within easy reach on George Street, Orchard Road and Lower Addiscombe Road.

Call the seller's sole agent Martin & Co now for an appointment to view!

Tenure: Leasehold

For more details of the leasehold, including the length of lease, annual service charge and ground rent, please contact the agent

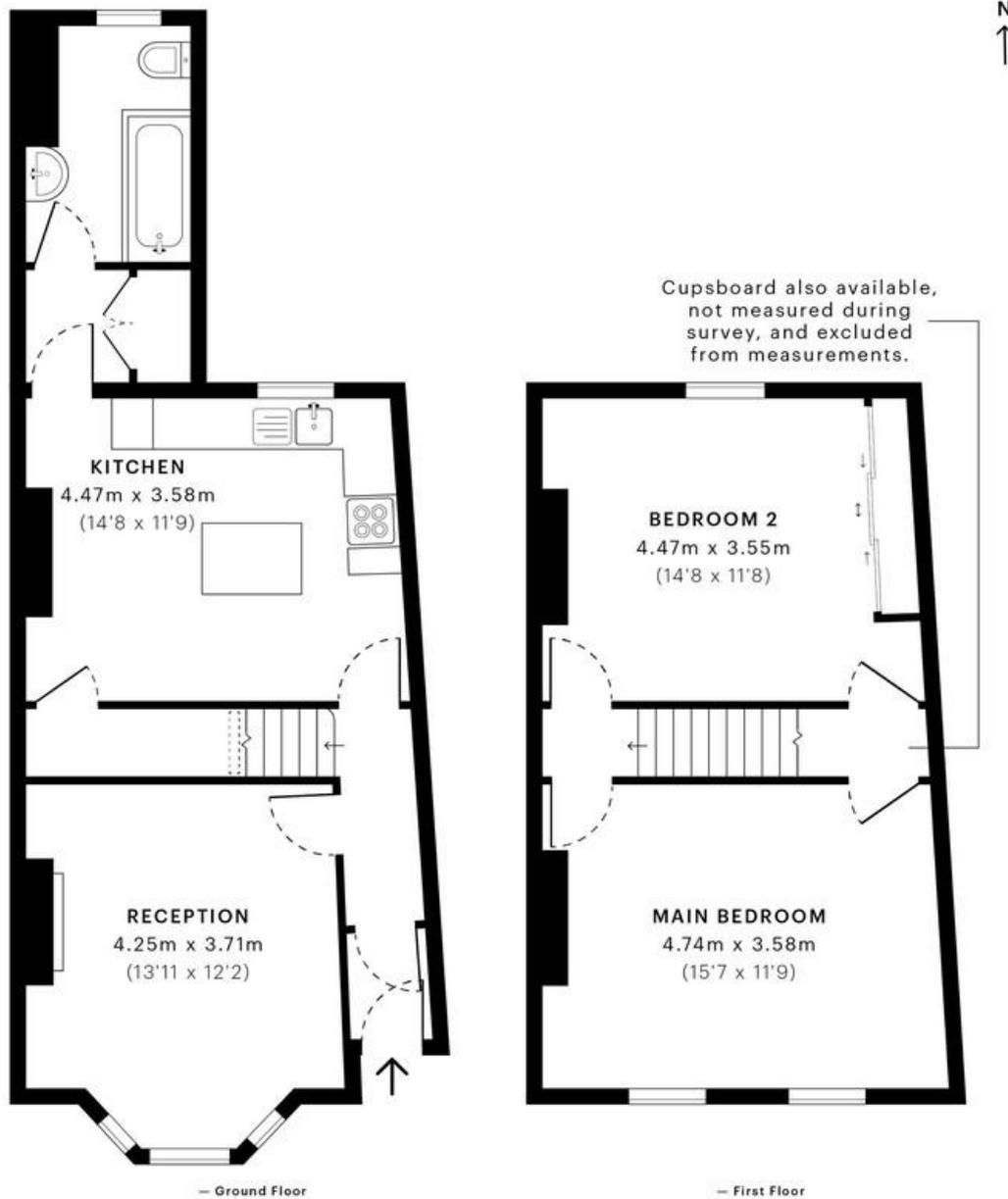






Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	80 c
55-68	D		
39-54	E		
21-38	F		





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