

**UNDER OFFER**



**Aberdeen Road, Croydon**

**2 Bedrooms, 2 Bathroom, Ground Floor Flat**

**Asking Price Of £410,000**

**MARTIN&CO**



## Aberdeen Road, Croydon

Asking Price Of £410,000

- Updated to Luxury Living
- 999sqft
- Luxury Kitchen/ Dinner
- Large Private Garden
- Two Bathrooms
- Off-Road Parking
- Side Access

Be the envy of your friends in this ultra-stylish, ultra-cool conversion-style ground floor flat with a beautifully extended and presented through out.

Enjoying a popular and convenient South Croydon setting, just a five minute stroll from the Station the property has a lot to offer, entrance hall leading into 2 double bedrooms master with en-suite bathroom a large living room, 2nd hotel style bathroom, and a superb kitchen/dinner including Bianco Eclipse Natural Stone counter tops a highly desirable island unit, double doors opening on to a large South- facing private garden providing the perfect place for al-fresco entertaining, a morning coffee or a summer sundowner. The property also benefits from off-road parking on the driveway at the front.

With 999 square feet (93sqm) of accommodation this unique property is the same size or similar than some 3 bedroom houses in surrounding area and offers a much more usable layout than many, in our opinion. The flat also comes with a share of the freehold.

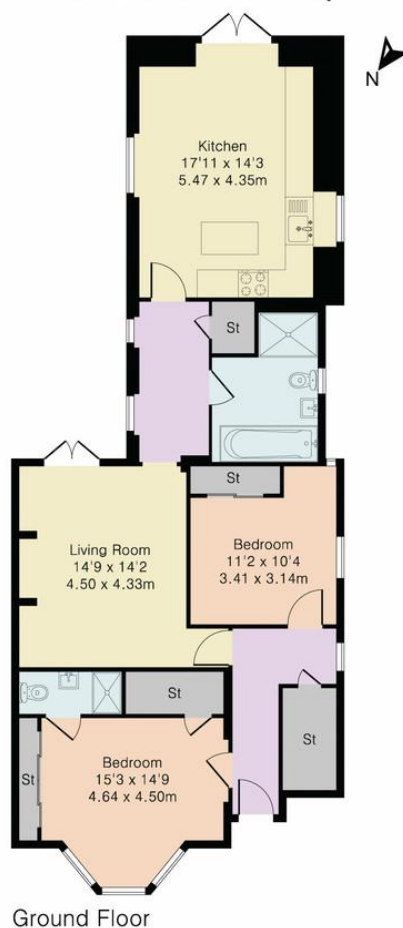
Call the seller's sole agent Martin & Co Croydon now for an appointment to view!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		





Approximate Gross Internal Area 999 sq ft - 93 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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## Martin & Co Croydon

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