



Charming 1 bed split level, conversion in Croydon. Ground Floor, gorgeous living area, cute kitchen, upstairs bathroom and direct access to rear garden. Excellent transport links by rail or tram via Wandle Park or Waddon Station (0.3 miles), with shops, parks and cafes close by. [View Now](#)

£275,000 Leasehold | Brand New Instruction





Hallways are pleased to market this unusual ground floor split level conversion flat. Large lounge/diner and 1 bedroom.

In the heart of Croydon and walking distance of all amenities, this home really makes for convenient living.

As soon as you enter, you feel at home. High ceilings, lots of space and a full view of the garden, bringing the outside in and filling the lounge with natural light.

The lounge is double aspect and features a stunning staircase to the bedroom area. Wooden flooring and bright décor make this a very useable space with plenty of room for couples, small families or downsizers even with pets 😊

The kitchen is compact, but nice and bright with a range of units and well-planned storage. Stylish and bright.

What really stands out here is the garden and patio area with so much potential and a large shed for storage. This is a property that you can really make your own.

On the first floor is a double bedroom with a large window and a bathroom with bath and shower. Large landing window adding to the brightness of this lovely property.

Long Lease 97 Years.

Take a tour with Hallways' exclusive 3D VR File and get in touch to book your in person viewing; hello@hallwaysproperty.uk

Note from the owners - "This was our first home and we've been incredibly happy here over the past four years. We've loved living here and have been lucky to have such lovely neighbours. One of our favourite things about the flat is the outdoor space, as well as its unique character and charm. We've made so many wonderful memories here and its been a special place for us. It feels like the right time for us to find somewhere a little bigger as we start the next chapter of our lives and hopefully start a family. We'll be sad to leave, but we hope the next owners will love this home and make as many happy memories here as we have."

Council Tax Band: B (Croydon)

Tenure: Leasehold (97 years)

Ground Rent: £1,328 per year

£1328.00 is the annual cost for ground rent and service charge.

Garden details: Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

- Beautiful Ground Floor Apartment
- Character Conversion
- Enclosed rear garden
- Split Level
- 97 Year Lease
- 0.3 Miles to Waddon Station
- 40 Mins direct train to London Victoria
- Stylish Decor



