

Croydon Road, BR3

Leasehold

£270,000

LANGLEY
ESTATE AGENTS

langleyestateagents.co.uk

408 Upper Elmers End Road,

Beckenham Kent BR3 3HG

0208 166 0400

office@langleyestateagents.co.uk

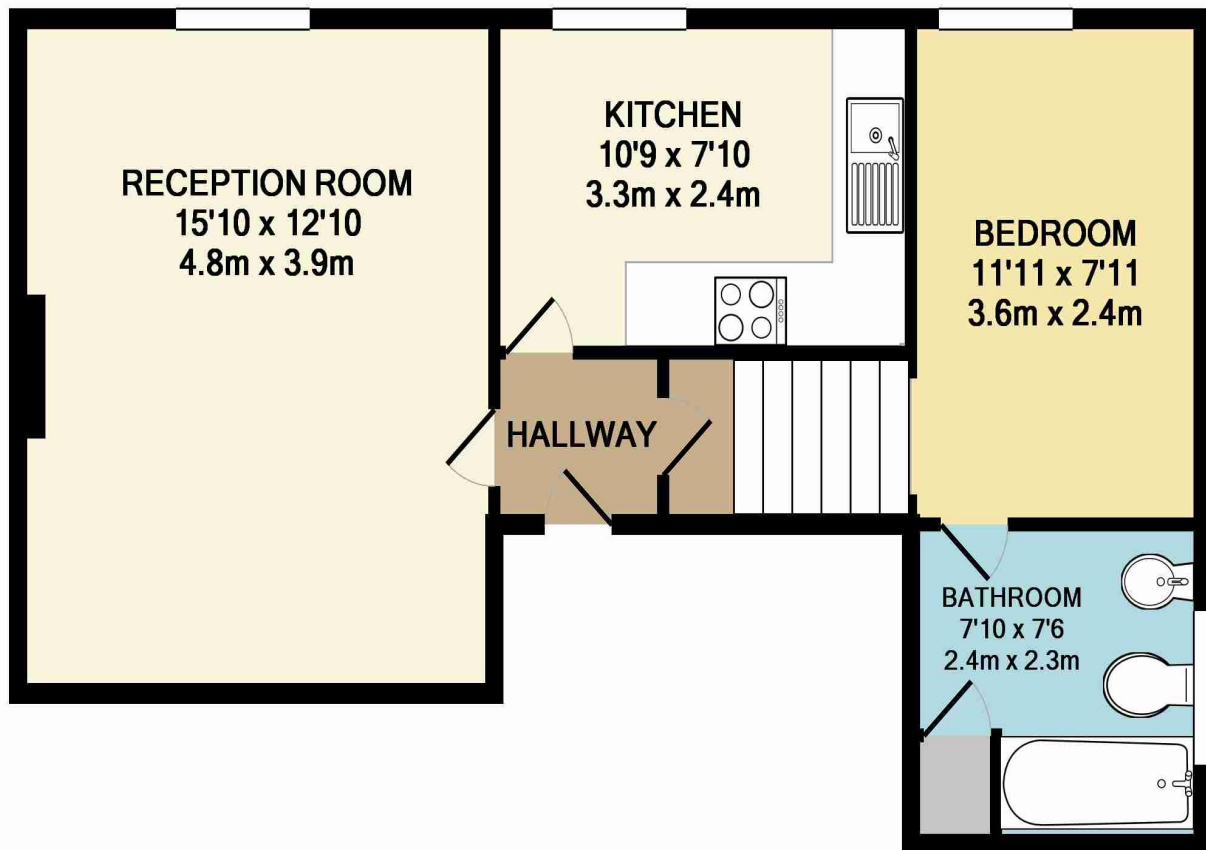


A well presented one bedroom first floor Victorian conversion located within easy access to local transport and Beckenham High Street.

The entrance hall comprises of a spacious lounge 15'10x12'10 with a feature fireplace, kitchen/diner, double bedroom and a bathroom with three piece suite.

The property is located for bus routes into Beckenham Town Centre/Bromley/Sydenham and is approx 0.4 miles to Elmers End Train Station to London Charing Cross or Cannon Street and tram links to Croydon.







TOTAL APPROX. FLOOR AREA 517 SQ.FT. (48.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

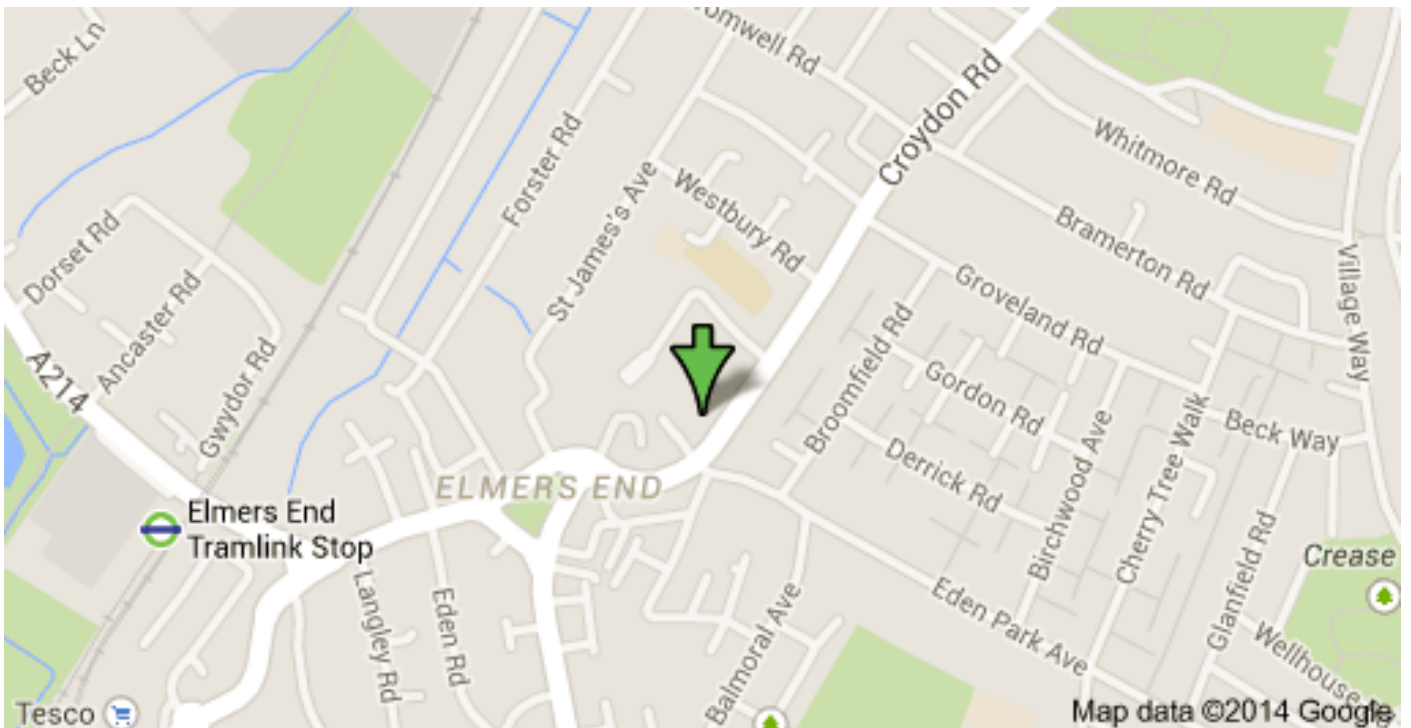
Made with Metropix ©2011

**DISCLAIMER: PLEASE NOTE THESE PARTICULARS
WHILST BELIEVE TO BE ACCURATE AND ARE SET AS
GIUDELINES ONLY AND DO NOT CONSTITUTE ANY
PART OF AN OFFER OR CONTRACT.**

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO₂ emissions</i>		
	57	58		55	56
England & Wales	EU Directive 2002/91/EC 		England & Wales	EU Directive 2002/91/EC 	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.



Call us on 0208 166 0400

