

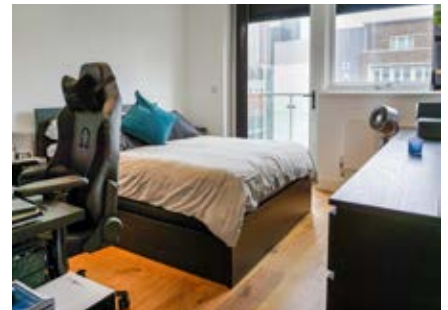
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Flat 95, Green Dragon House, 64-70 High Street, Croydon CR0 1FT
Guide Price £200,000*

LARGER THAN AVERAGE TOP FLOOR TWO BEDROOM APARTMENT, IDEAL FOR INVESTMENT



This larger than average two bedroom top floor apartment forms part of a prestigious development within the centre of Croydon with its vast array of shops, restaurants and cafes. The area is well served by local trams particularly at George Street and Church Street. Rail services into London Bridge are available from East Croydon Station. Good road links are easily accessible including the A205 South Circular Road and the M25 London Orbital Motorway. London Gatwick airport is approximately 15 miles to the south. The flat occupies the top floor and offers two bedroom accommodation with the master being ensuite. There is underground parking and a well-kept communal roof terrace. The dwelling has a very long lease, and we are advised that a deed of variation has been applied in relation to the ground rent that is now in line with RPI and the block has a B1 rating ESW1 form. The dwelling is in excellent order and will be of interest to investment buyers and owner occupiers.



ACCOMMODATION

Hall, Lounge, Bedroom One with Balcony and Ensuite Shower, Bedroom Two, Kitchen, Bathroom, Underground Allocated Parking.

TENURE

Leasehold approximately 999 years unexpired.

LOCAL AUTHORITY & TAX RATING

Croydon
Council Tax Band D
EPC Band B

VIEWING TIMES

By appointment through the Auctioneers

