

Friends Road, Croydon,

Asking Price: £310,000

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Spacious 3-Bedroom Flat with Communal Garden and Cellar – Fantastic Investment or Renovation Opportunity

Located on the desirable Friends Road in Croydon, this generously sized three-bedroom flat offers over 1,000 sq. ft.of accommodation and excellent potential to add value.

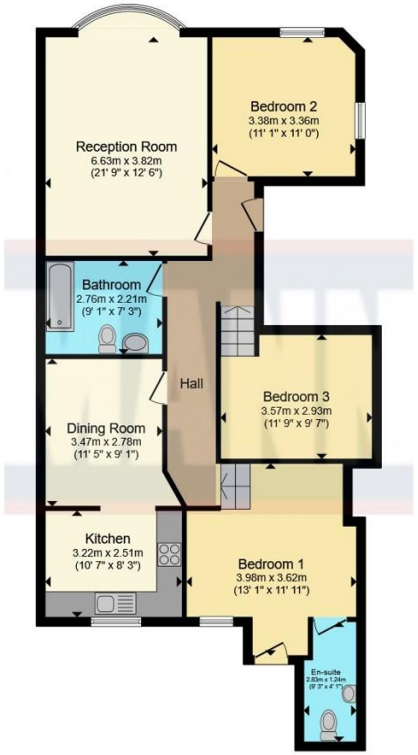
The property comprises a large reception room, a separate kitchen, and three well-proportioned bedrooms. While the flat would benefit from some modernisation, it presents a superb opportunity for buyers looking to put their own stamp on a property or investors seeking a refurbishment project.

Further benefits include a communal rear garden, ideal for relaxing or entertaining, and a private cellar, offering excellent storage space or scope for further use (subject to planning). The flat also comes with a long 125-year lease.

Situated in a popular and convenient location, the property is within easy reach of East Croydon Station, local shops, cafes, and amenities making it a fantastic choice for both homeowners and buy-to-let investors.







Total floor area 97.3 m² (1,047 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com





Council Tax Band: **TBC**

Tenure: **Leasehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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