



# Clyde Road

£330,000 Share of Freehold

2 bedroom flat for sale

## Description

This excellent bright and airy flat is a perfect new home. Spacious Two bedroom flat. New Build. Over 100 year lease. Excellent standard and finishing. Bright & Natural decor. Benefits from off street parking & a private garden. Modern Fully Equipped Kitchen. Two Double bedrooms. Contemporary white suite bathroom. Excellent location close to local amenities and transport links.

The development is located approximately 5 minutes walk from the centre of Wallington which has a mix of high street retailers, cafes and restaurants. Wallington a popular commuter town. Central London is less than 25 minutes by train. There is easy access by car to the M25, M23, Gatwick Airport and the major motorway network making this a superb location for commuters. The development is 10 minutes away from Central Croydon. Close to local amenities and has fantastic transport links all over London.

Tenure: Share of Freehold

## Tenure

Share of Freehold





**BEDROOM**  
13'3 x 11'3  
4.1m x 3.4m

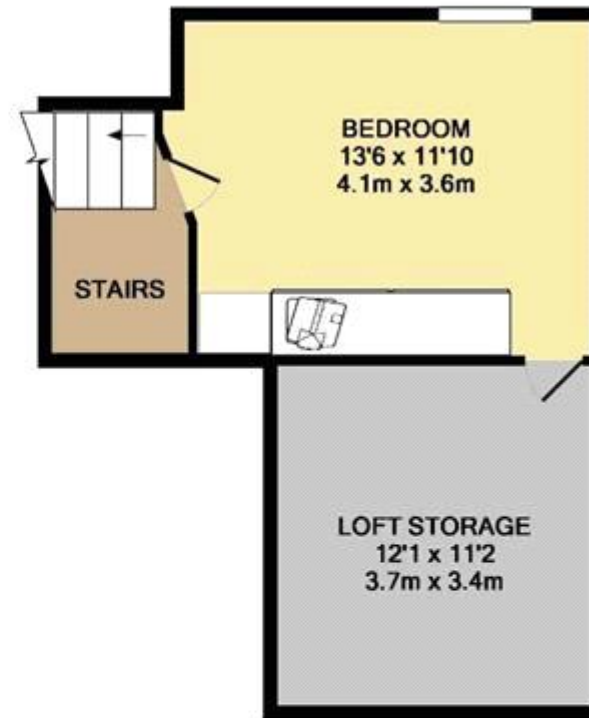
**KITCHEN**  
9'10 x 7'8  
3.0m x 2.3m

**SHOWER ROOM**  
8'5 x 4'11  
2.6m x 1.5m

**LOUNGE**  
19'7 x 13'4  
6.0m x 4.1m

**STAIRS**

**1ST FLOOR**  
APPROX. FLOOR  
AREA 515 SQ.FT.  
(47.8 SQ.M.)



**BEDROOM**  
13'6 x 11'10  
4.1m x 3.6m

**STAIRS**

**LOFT STORAGE**  
12'1 x 11'2  
3.7m x 3.4m

**2ND FLOOR**  
APPROX. FLOOR  
AREA 345 SQ.FT.  
(32.0 SQ.M.)

**TOTAL APPROX. FLOOR AREA 859 SQ.FT. (79.8 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.  
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