

Airport House Business Centre, Croydon,
Surrey, CR0 0XZ

18 Spencer Road,
South Croydon,
Surrey, CR2 7LJ



A truly unique and exceptionally spacious two-bedroom ground floor maisonette offering approximately 1,200 sq ft of well-proportioned living space. Full of period charm and character features, this rare property blends elegant heritage with practical modern living. Located on a peaceful residential road in South Croydon, the home benefits from a private rear garden, share of freehold and no onward chain – ideal for buyers seeking space, privacy and convenience.

Accommodation comprises:

- Two large double bedrooms with ample natural light
- Bright and spacious living room featuring decorative cornicing, tall ceilings and a period fireplace
- Generous kitchen breakfast room with space for dining
- Bathroom and separate WC
- Private cellar offering excellent storage

Outside space:

- Private south-facing rear garden ideal for entertaining or relaxing
- Private side access to the garden – ideal for bikes or storage

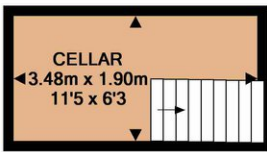
Key features:

- Approx. 1,200 sq ft
- Share of freehold
- Private garden with side access
- Private cellar
- No onward chain
- No pets allowed

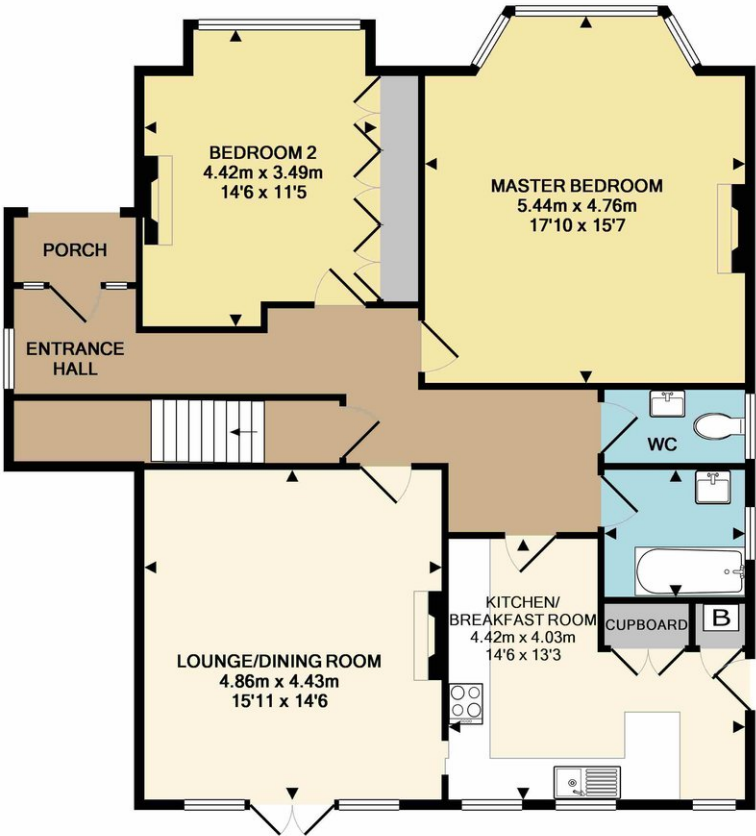
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Floorplan



BASEMENT LEVEL
APPROX. FLOOR
AREA 7.2 SQ.M.
(78 SQ.FT.)



GROUND FLOOR
APPROX. FLOOR
AREA 105.2 SQ.M.
(1133 SQ.FT.)

TOTAL APPROX. FLOOR AREA 112.4 SQ.M. (1210 SQ.FT.)

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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EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Features

- Exceptionally large 2-bedroom ground floor maisonette (approx. 1,200 sq ft)
- Private south-facing rear garden with side access
- Share of freehold and offered with no onward chain
- Two spacious double bedrooms and generous kitchen breakfast room