



## Flat 37 Wheathill House, Croydon Road

London, SE20 7UJ

**Offers In Excess Of £300,000**

Tucked within the attractive Art Deco setting of Wheathill House, this bright and spacious two double bedroom apartment offers 673 sq ft (62.5 sq m) of well-designed living space and is ideal for buyers seeking character, comfort, and convenience.

Highlights include a modern Wren kitchen, a stylish bathroom with separate WC, external storage, and access to well-kept communal gardens. The property also benefits from a long, healthy lease and is offered to the market with no ongoing chain, making it ready for immediate occupation.

Positioned on Croydon Road, the location offers excellent transport connections via Norwood Junction, Birkbeck, and the nearby Tramlink, providing direct routes into central London and beyond. The area is also rich in open spaces, with several local parks close by for those who enjoy the outdoors.

This well-maintained flat in a sought-after development combines style, space, and strong commuter links — a great choice for first-time buyers or investors alike.

Enquire now to book your viewing with Galloways.

### Viewing

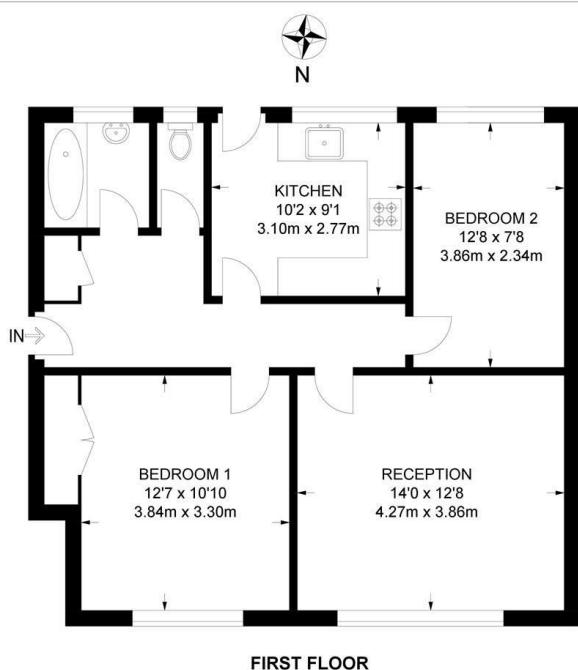
Please contact our Galloways Penge Office on 020 8778 1120 if you wish to arrange a viewing appointment for this property or require further information.

- TWO SPACIOUS DOUBLE BEDROOMS
- ART DECO BUILDING
- COMMUNAL GARDENS
- COMMUNAL PARKING
- NO ONGOING CHAIN
- STYLISH WREN KITCHEN
- LONG HEALTHY LEASE
- TOTAL SQUARE FOOTAGE 673 sq ft / 62.5 sq m
- 14 MINUTE WALK TO BIRKBECK STATION
- (ESTIMATED WALKING TIMES VIA GOOLE MAPS)

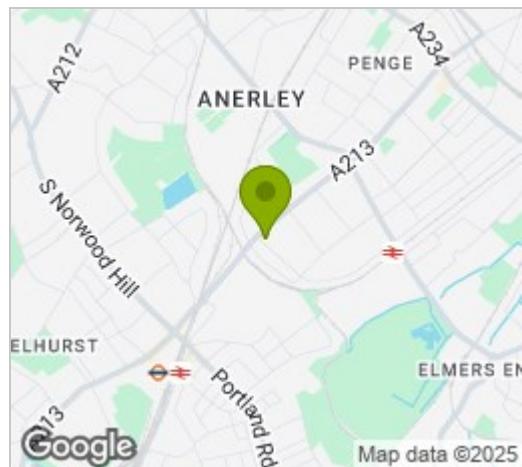


## Floor Plan

**Croydon Road, SE20**  
**2 Bedroom Flat**  
 APPROXIMATE GROSS INTERNAL AREA: **673 SQ FT / 62.5 SQ M**



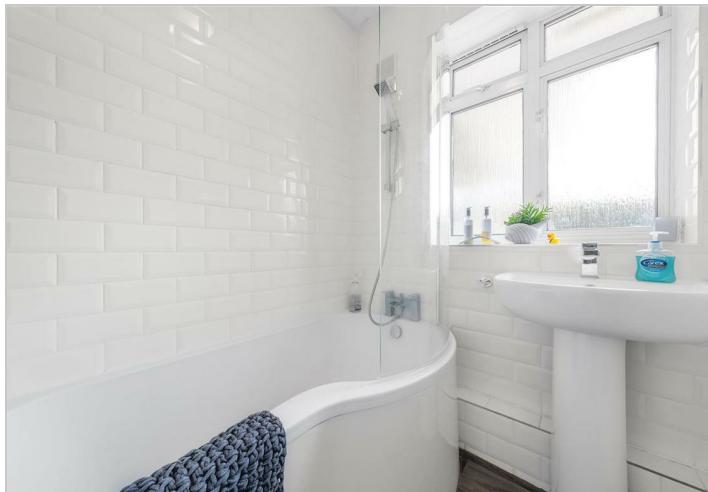
## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)			
A			
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
		79	80
		EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)			
A			
(81-91)			
B			
(68-80)			
C			
(55-68)			
D			
(38-54)			
E			
(21-38)			
F			
(1-20)			
G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales			



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