



**104 THE GLADE, SHIRLEY, CROYDON,  
LONDON, CR0 7QE**

***£625,000 Freehold***



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

**020 8296 1270**

**[www.csj.eu.com](http://www.csj.eu.com)**

**[info@csj.eu.com](mailto:info@csj.eu.com)**

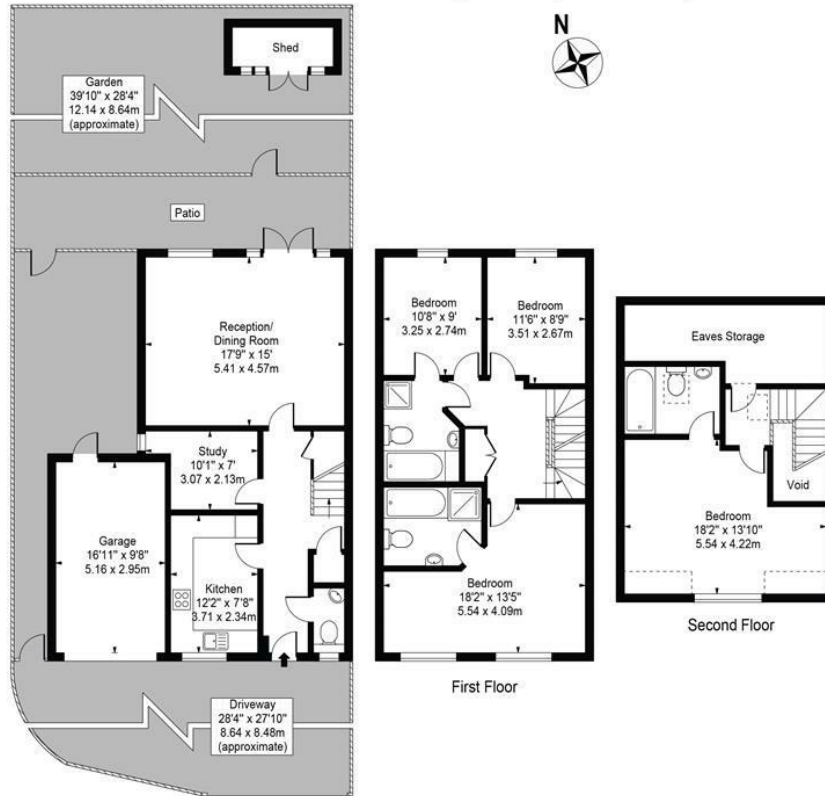


## The Glade, CR0 7QE

Approx. Gross Internal Area 1655 Sq Ft - 153.75 Sq M  
(Including Eaves Storage, Restricted Height Area, Excluding Garage, Shed & Void)

Approx. Gross Internal Area 1524 Sq Ft - 141.58 Sq M  
(Excluding Eaves Storage, Restricted Height Area, Garage, Shed & Void)

Approx. Gross Internal Area Of Garage 164 Sq Ft - 15.22 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
[www.interdesignphotography.com](http://www.interdesignphotography.com)

This floor plan should be used as general outline for guidance only.  
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

## Description

End terrace three storey house comprising entrance hall with w/c / cloakroom, kitchen, reception room and study to ground floor, bedroom with en suite, two bedrooms and family bathroom to first floor, final bedroom with en suite to second floor.

The property is currently let on an AST producing £1,864 pcm which is below market average and should be £2,000 pcm + in our opinion (no rent increase has been requested)

2 months notice would need to be given to the tenants if vacant possession is required

## Location

The Glade is a popular residential road and offers easy access to Tram stations and Overground Stations providing excellent commuter links to Wimbledon, Clapham Junction and Central London.

A number of good schools are nearby and plenty of open green spaces to enjoy

## Viewing

Contact sole agent  
Christopher St James



## THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		79	86
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		77	84
EU Directive 2002/91/EC			

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