

# The Grove - Type 2A

## Two Bedroom Apartment

Flats 1\*, 13, 25, 37, 49, 61, 73, 85, 97, 102, 107, 112, 117, 122, 127, 132, 137, 142, 147 & 152

30 Addiscombe Grove, Croydon, CR0 5BY



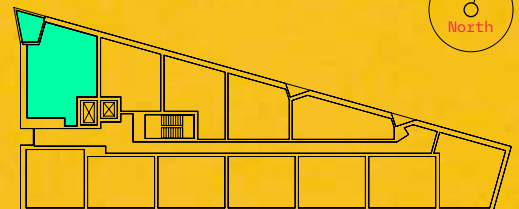
### Key

- S Store
- W Wardrobe
- WM Washing Machine



| Room                       | Metric                   | Imperial                    |
|----------------------------|--------------------------|-----------------------------|
| Kitchen/Dining/Living      | 6.1m x 2.9m              | 20'0" x 9'5"                |
| Bedroom One                | 3.7m x 3.4m              | 12'1" x 11'1"               |
| Bedroom Two                | 2.9m x 2.8m              | 9'5" x 9'1"                 |
| Bathroom                   | 2.1m x 2.5m              | 6'8" x 8'2"                 |
| Balcony*                   | 2.2m x 2.5m              | 7'2" x 8'2"                 |
| <b>Gross Internal Area</b> | <b>65.1m<sup>2</sup></b> | <b>701.5 ft<sup>2</sup></b> |

### Levels 1 - 20



\*Flat 1 has a winter garden - 2.0m x 1.6m / 6'6" x 5'2" (3.4m<sup>2</sup> / 36.59ft<sup>2</sup>)

Floorplans show approximate measurements only. Exact layouts and sizes may vary. All measurements are taken from the widest point and dimensions are subject to minor variation.