

Lot 30 · Floor Plans and Measurements

59 Coombe Road, Croydon CR0 1BR · four self-contained flats · Auction 28 October 2026



Flat	Floor	Floor area (EPC)	Approx. internal size (scaled)	EPC rating now → potential	Typical energy cost / yr	Plan page
59a	Basement	55 m ² (592 sq ft)	c. 7.3 m × 8.6 m overall, incl. bays and entrance steps	70 C → 78 C	£1,086	2
59b	Ground floor	44 m ² (474 sq ft)	c. 5.5–5.6 m × 7.0 m	69 C → 79 C	£723	3
59c	First floor	50 m ² (538 sq ft)	c. 6.1 m × 7.2 m, with the stairwell set into one corner	72 C → 80 C	£689	4
59d	Second floor	36 m ² (388 sq ft)	c. 5.9 m × 7.2 m, with the stairwell set into one corner	71 C → 77 C	£601	5
Total – four flats		185 m ² (1,991 sq ft) of internal floor space, as recorded on the four EPCs				

What this pack contains

A clean, dimensioned plan of each flat (pages 2–5), redrawn to scale from the architect's lease plans for 59a–59d and orientated with north at the top, together with each flat's floor area, energy rating and main features taken from its Energy Performance Certificate.

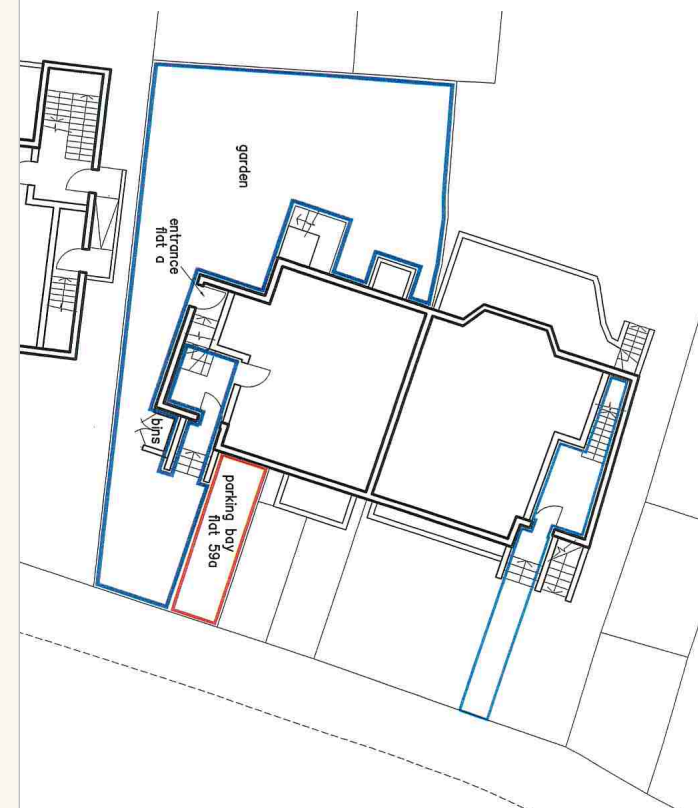
Every wall length is shown in metres and feet and inches. The **floor areas on the EPCs** were measured by the energy assessor and are the most reliable size figures available.

The building

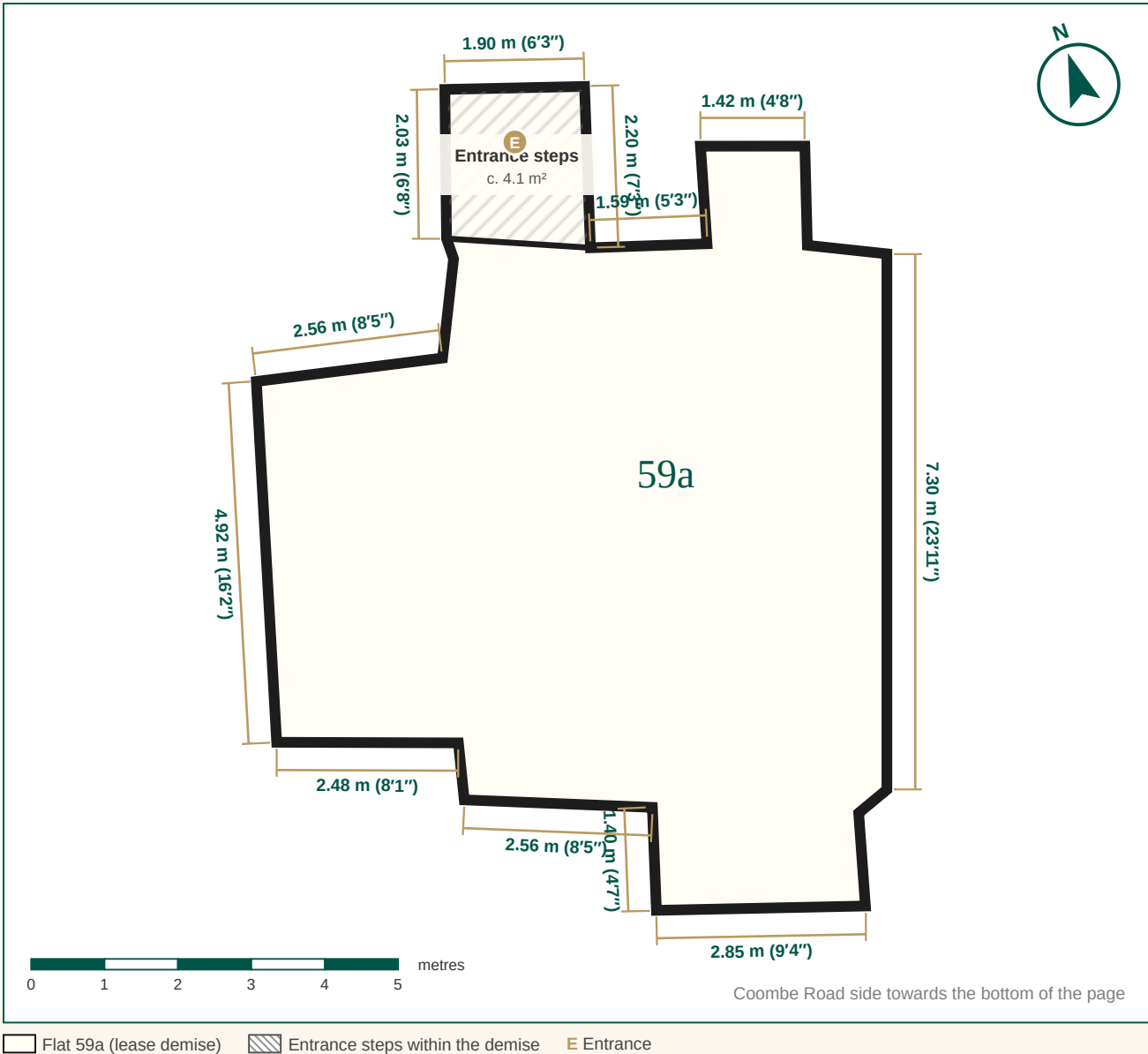
A period semi-detached house converted into four self-contained flats, one on each floor – basement (59a), ground (59b), first (59c) and second (59d). Flats 59b–59d share a communal entrance and staircase; 59a has its own entrance by external steps from the garden.

The lease plans show a communal garden and bin stores and a **parking bay for each flat**. All four flats have gas central heating and double glazing.

Ground floor lease plan – garden, bins and parking (north up)



Extract from the lease plan for 59a (MST Architectural Services, 1:200, March 2008). Red: parking bay of 59a; blue: communal garden, entrance and bin store.



Size

55 m² · 592 sq ft

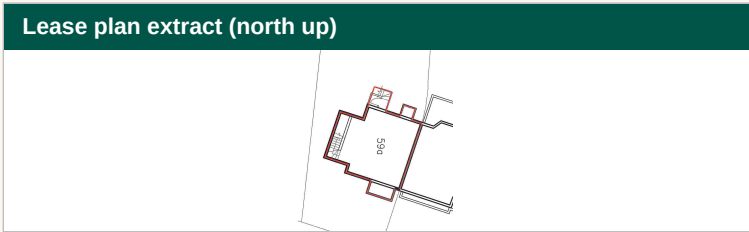
Total floor area recorded on the EPC

Approx. internal size	c. 7.3 m × 8.6 m overall, incl. bays and entrance steps
Area of plan outline	c. 67.9 m ² (730 sq ft), scaled from the lease plan
Entrance steps (in demise)	c. 4.1 m ²
Entrance	Own entrance by external steps from the communal garden
Parking	Parking bay 59a (shown on lease plan)

Plan outline includes the entrance steps and two small bays.

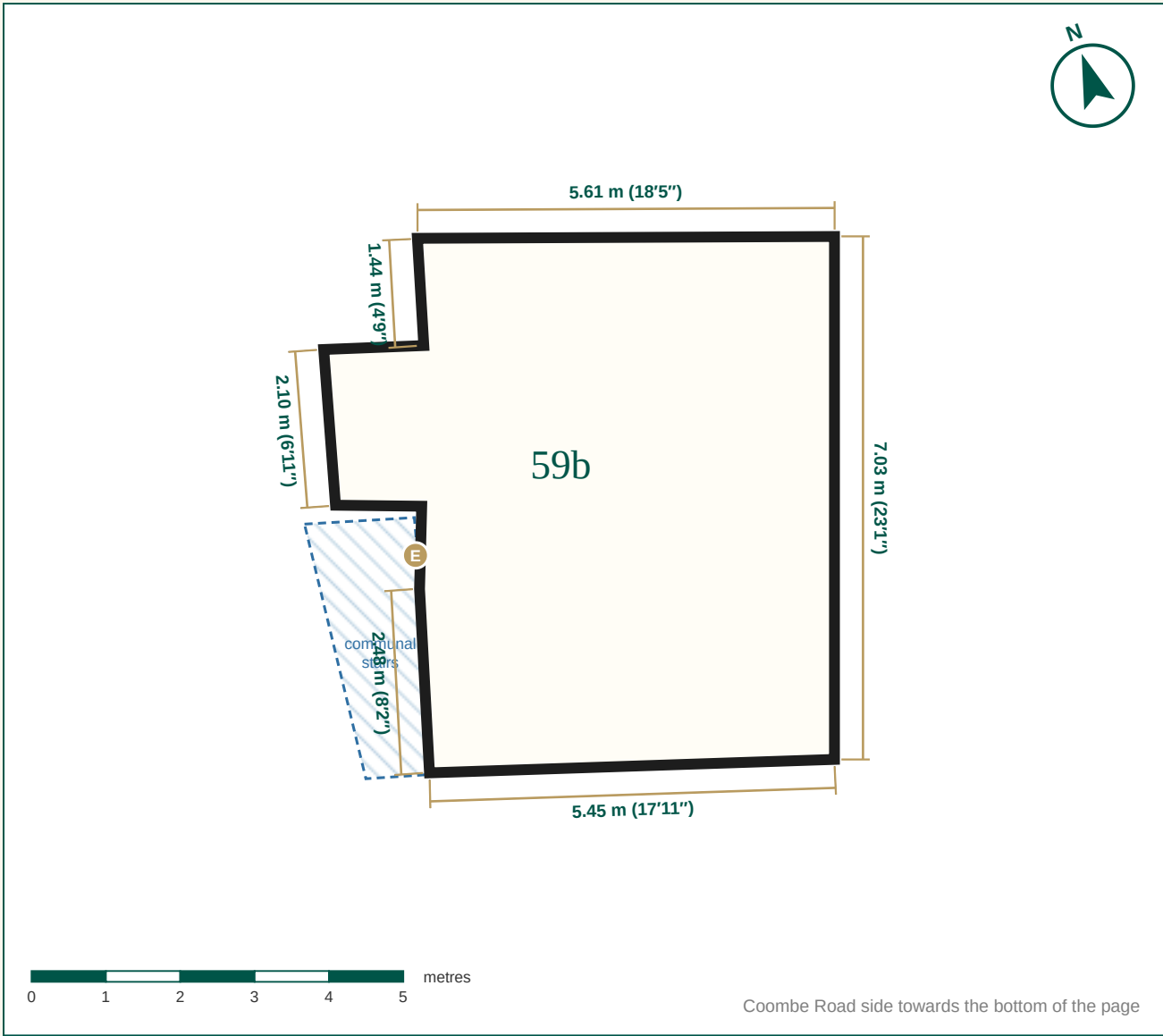
Energy Performance Certificate

Rating now → potential	70 C → 78 C
Heating	Gas boiler and radiators; programmer and room thermostat
Walls	Solid brick, no insulation (assumed)
Roof	Another dwelling above
Windows · lighting	Fully double glazed · low-energy lighting throughout
Typical energy cost	£1,086 a year (heating, hot water and lighting)
Certificate	7700-0457-5002-1022-1606 valid until 23 February 2033



Flat 59b · Ground floor

59b Coombe Road, Croydon CR0 1BR · Ground-floor flat (EPC: mid-floor flat) · dimensioned floor plan



Flat 59b (lease demise) Communal stairs – not part of the flat Entrance

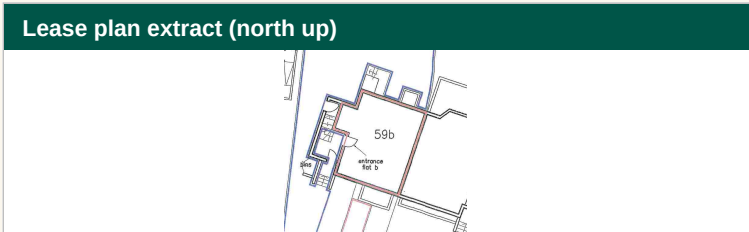
Size

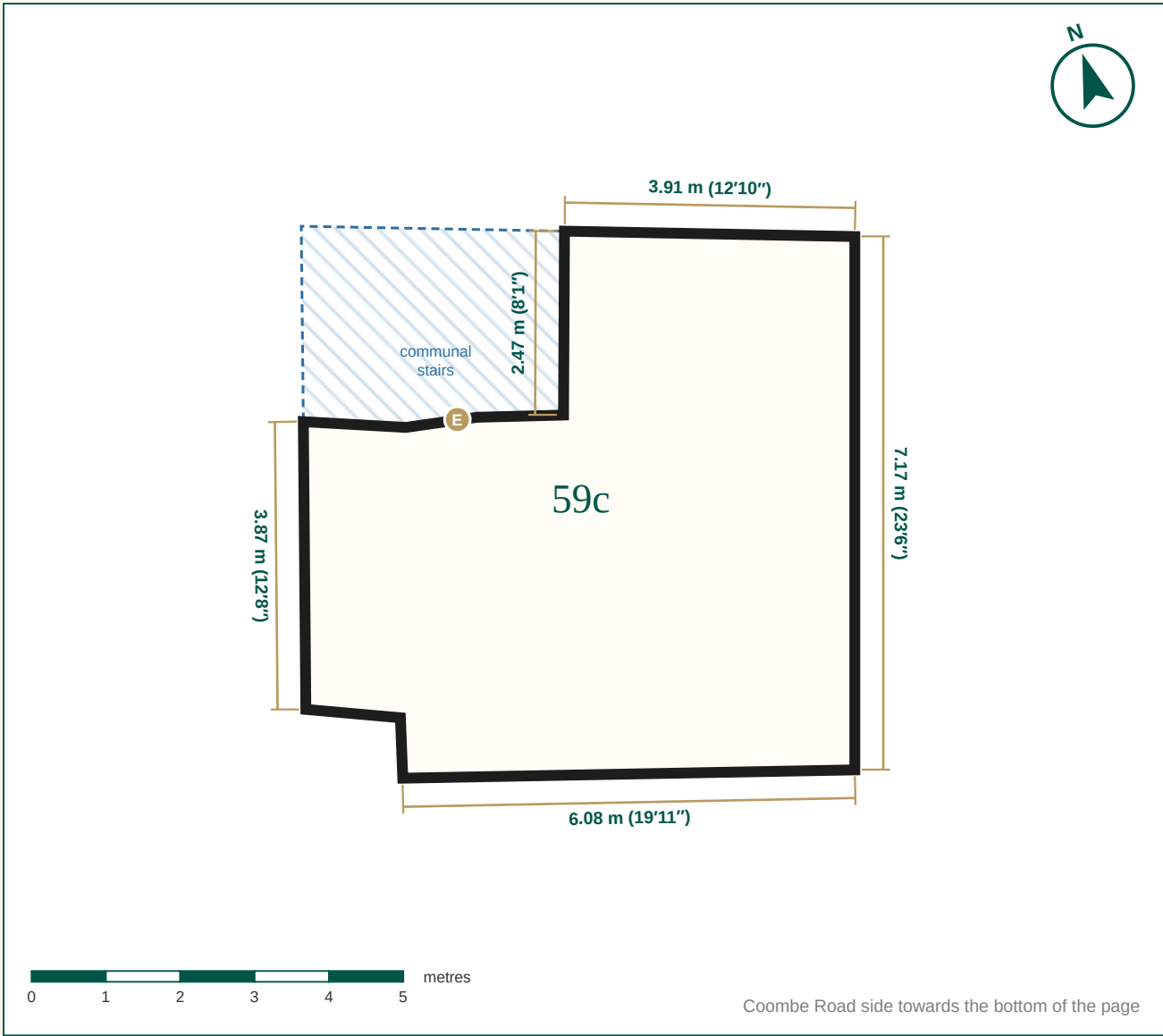
44 m² · 474 sq ft
Total floor area recorded on the EPC

Approx. internal size	c. 5.5–5.6 m × 7.0 m
Area of plan outline	c. 42.1 m ² (453 sq ft), scaled from the lease plan
Entrance	From the communal entrance hall
Parking	Parking bay 59b (shown on lease plan)

Ground-floor flat beside the communal entrance hall and staircase.

Energy Performance Certificate	
Rating now → potential	69 C → 79 C
Heating	Gas boiler and radiators; programmer, TRVs and bypass
Walls	Solid brick – mainly uninsulated, part insulated (assumed)
Roof	Another dwelling above
Windows · lighting	Fully double glazed · low-energy lighting throughout
Typical energy cost	£723 a year (heating, hot water and lighting)
Certificate	9033-3955-3200-5695-5204 valid until 16 October 2035





Flat 59c (lease demise) Communal stairs – not part of the flat Entrance

Size

50 m² · 538 sq ft

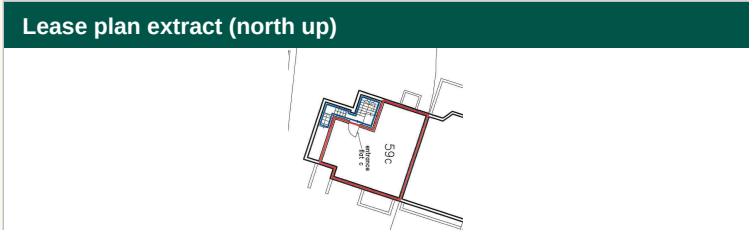
Total floor area recorded on the EPC

Approx. internal size	c. 6.1 m × 7.2 m, with the stairwell set into one corner
Area of plan outline	c. 43.9 m ² (473 sq ft), scaled from the lease plan
Entrance	From the communal stairs
Parking	Parking bay 59c (shown on lease plan)

The communal staircase is set into one corner of the floor plate.

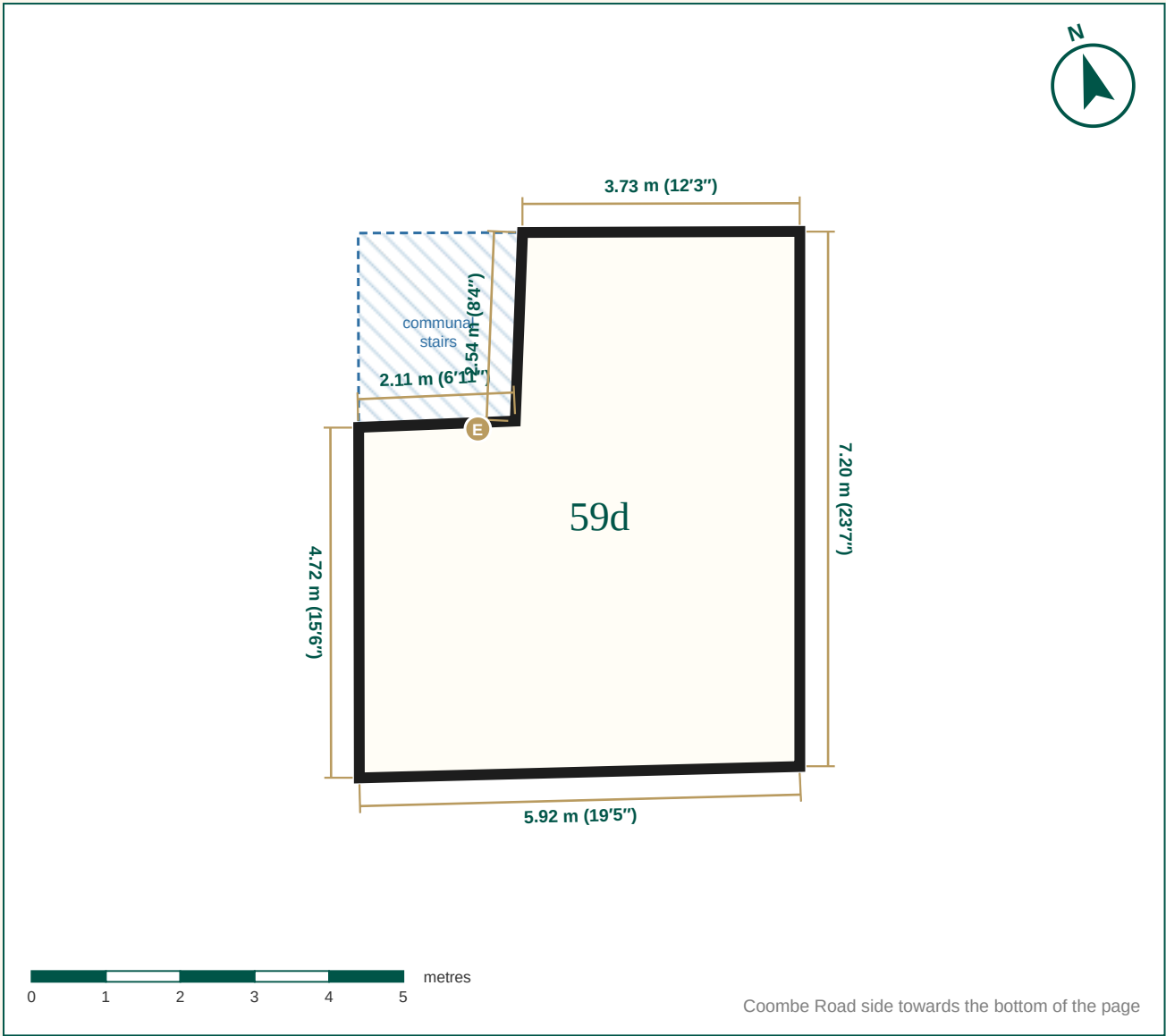
Energy Performance Certificate

Rating now → potential	72 C → 80 C
Heating	Gas boiler and radiators; programmer and room thermostat
Walls	Solid brick – mainly uninsulated, part insulated (assumed)
Roof	Another dwelling above
Windows · lighting	Fully double glazed · low-energy lighting throughout
Typical energy cost	£689 a year (heating, hot water and lighting)
Certificate	9648-3955-3200-5495-5200 valid until 13 October 2035



Flat 59d · Second floor

59d Coombe Road, Croydon CR0 1BR · Top-floor flat · dimensioned floor plan



Flat 59d (lease demise) Communal stairs – not part of the flat Entrance

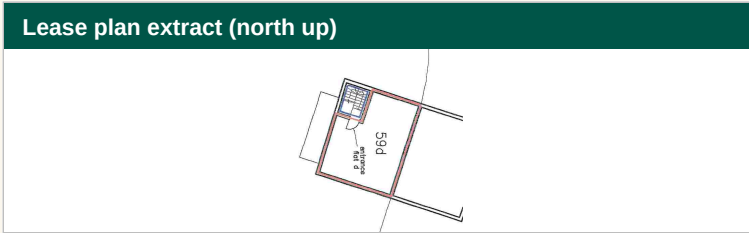
Size

36 m² · 388 sq ft
Total floor area recorded on the EPC

Approx. internal size	c. 5.9 m × 7.2 m, with the stairwell set into one corner
Area of plan outline	c. 37.5 m ² (404 sq ft), scaled from the lease plan
Entrance	From the top of the communal stairs
Parking	Parking bay 59d (shown on lease plan)

Top-floor flat under the pitched roof. Ceiling heights may be restricted in places – buyers should check on inspection.

Energy Performance Certificate	
Rating now → potential	71 C → 77 C
Heating	Gas boiler and radiators; programmer, room thermostat and TRVs
Walls	Solid brick – mainly uninsulated, part insulated (assumed)
Roof	Pitched roof, insulated (assumed); mostly double glazed
Windows · lighting	Fully double glazed · low-energy lighting throughout
Typical energy cost	£601 a year (heating, hot water and lighting)
Certificate	9649-3955-4200-5295-5200 valid until 13 October 2035



How the plans were prepared · accuracy and sources

Lot 30 · 59 Coombe Road, Croydon CR0 1BR



Method

Each flat has been redrawn from its lease plan prepared by MST Architectural Services (drawn at 1:200, dated 14 March 2008). The outline of each demise was traced from the high-resolution scans at the drawing scale (1 metre = 5 mm on the A3 sheet), turned so that north is at the top, and straightened so that the walls run square to the page.

Wall lengths are measured along the inside line of the outline and given to the nearest centimetre, with feet and inches alongside. Floor areas are shown two ways: the **EPC total floor area**, measured on site by the energy assessor, and the area of the plan outline for comparison.

Accuracy – please read

Dimensions are approximate – generally to within about ± 0.2 – 0.3 m. The lease plans are marked "do not scale" and "prepared for outline of premises only", and they were scanned rather than supplied as drawing files.

Floor areas: the EPC figures (55, 44, 50 and 36 m²) should be preferred. The plan outlines give 42.1, 43.9 and 37.5 m² for 59b–59d, within about 4–12% of the EPCs. For 59a the outline (67.9 m²) includes the entrance steps and bays, which explains most of the difference from its 55 m² EPC.

Internal layout: the lease plans show the outside line of each flat only, not the internal walls, so room-by-room sizes cannot be given from these documents.

These plans are for guidance only, do not form part of any contract and are not a measured survey. Buyers should rely on their own inspection and, if needed, their own measured survey. Viewing is by appointment.

Flat	EPC area	Plan outline area	Overall size (scaled)	EPC
59a – Basement	55 m ²	67.9 m ² incl. steps and bays	c. 7.3 m × 8.6 m overall, incl. bays and entrance steps	70 C
59b – Ground floor	44 m ²	42.1 m ²	c. 5.5–5.6 m × 7.0 m	69 C
59c – First floor	50 m ²	43.9 m ²	c. 6.1 m × 7.2 m, with the stairwell set into one corner	72 C
59d – Second floor	36 m ²	37.5 m ²	c. 5.9 m × 7.2 m, with the stairwell set into one corner	71 C

Sources

Lease plans for 59a, 59b, 59c and 59d Coombe Road (MST Architectural Services, 44 Cumberland Road, London SE25 4RE; scale 1:200; 14 March 2008).

Energy Performance Certificates from the GOV.UK register: 59a – 7700-0457-5002-1022-1606 (valid to 23 February 2033); 59b – 9033-3955-3200-5695-5204 (to 16 October 2035); 59c – 9648-3955-3200-5495-5200 and 59d – 9649-3955-4200-5295-5200 (to 13 October 2035).

Earlier certificates also on the register (valid to 23 February 2033) under floor descriptions: Ground Floor Flat – 49 m², C 70 (0225-2200-7007-1421-1704); First Floor Flat – 44 m², C 73 (2190-2852-1070-6002-4221); Second Floor Flat – 40 m², D 56 (2190-1852-1070-6003-4221). The later lettered certificates are used in this pack.

Viewing and further information

All four flats are let on assured shorthold tenancies. Viewing is strictly by appointment with at least 72 hours' notice. The legal pack, with the leases and lease plans, is available to registered bidders.

Palace Auctions London · 020 7101 3647 · 07971 033276 · sales@palaceauctions.com
Edward Swindells (Auctioneer) · Tom Barrett (Sales Director) · Bridgett D Dickens (Senior Negotiator, 07843 656447)