

Lot 29 · Floor Plans and Measurements

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



Flat	Floor	Floor area (EPC)	Approx. internal size (scaled)	EPC rating now → potential	Typical energy cost / yr	Plan page
57a	Basement	44 m ² (474 sq ft)	c. 6.1–6.3 m × 10.6–10.7 m	68 D → 77 C	£1,034	2
57b	Ground floor	46 m ² (495 sq ft)	c. 6.1 m × 7.7 m	72 C → 80 C	£899	3
57c	First floor	46 m ² (495 sq ft)	c. 6.1 m × 7.3 m, plus a rear section c. 2.2 m × 4.0 m	72 C → 79 C	£927	4
57d	Second floor	46 m ² (495 sq ft)	c. 6.2 m × 7.6 m	59 D → 65 D	£1,421	5
Total – four flats		182 m ² (1,959 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 57a–57d 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.

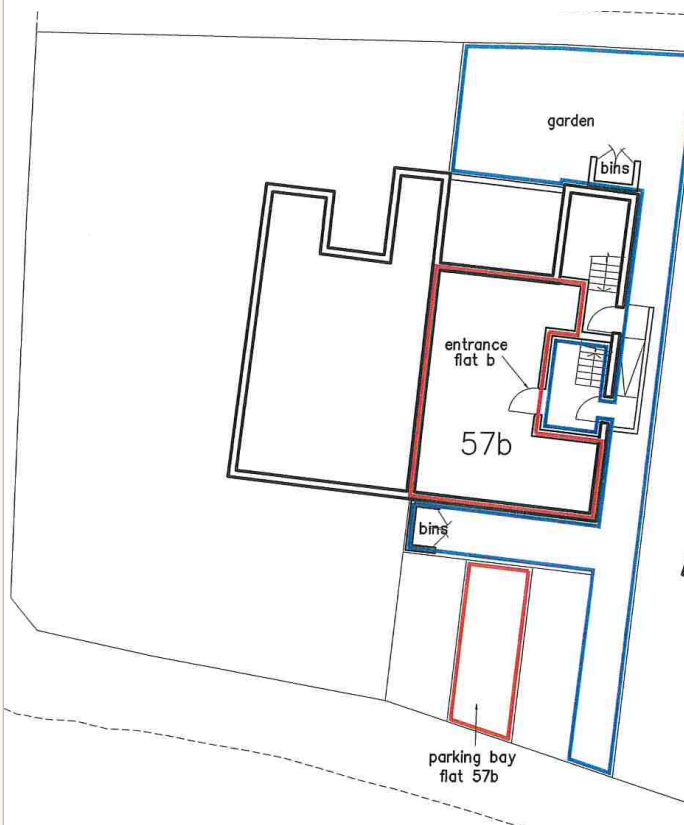
Every wall length is shown in metres and feet and inches. The **floor areas on the EPCs** were measured by the energy assessor and are the most reliable size figures available.

The building

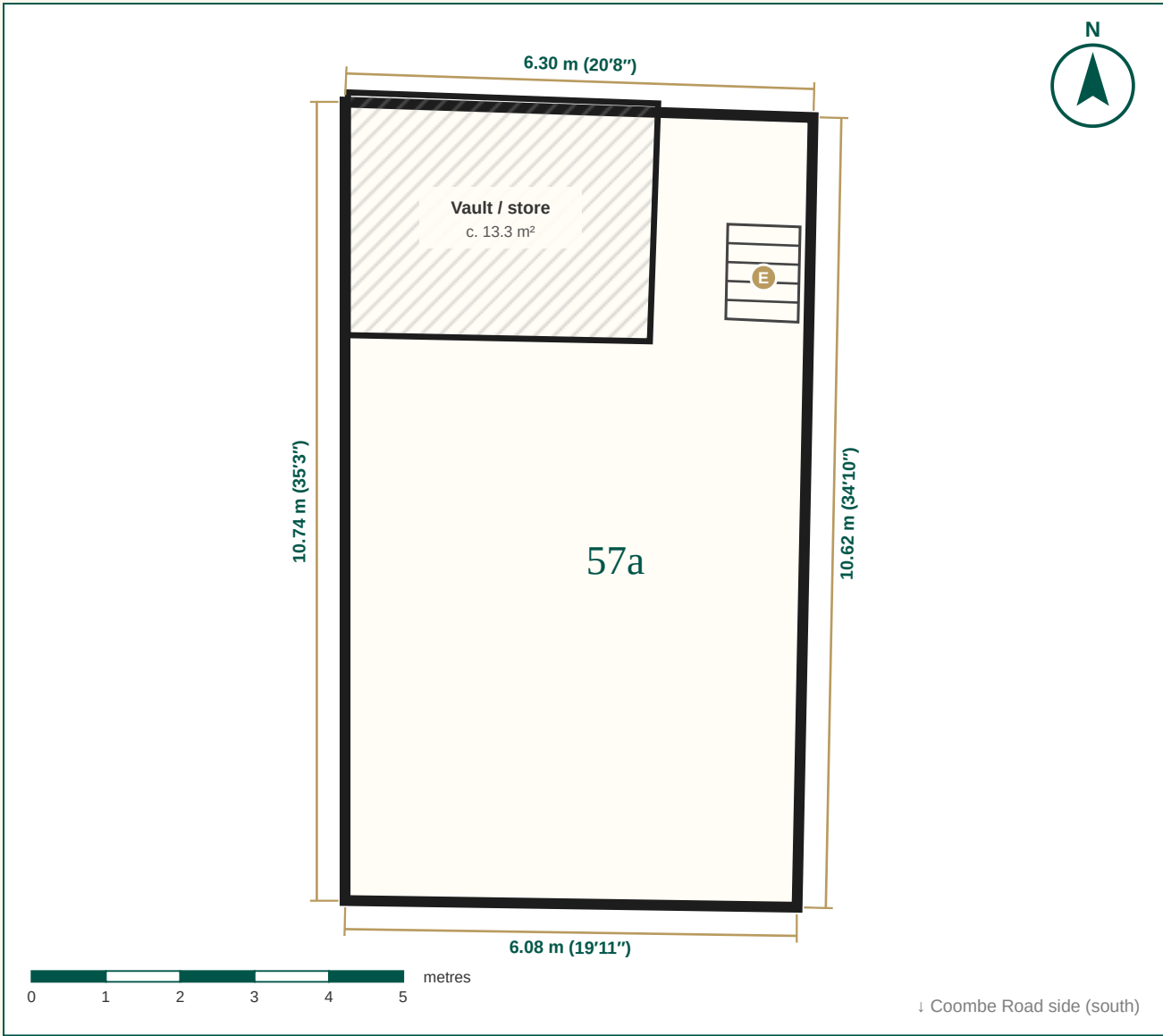
A period semi-detached house converted into four self-contained flats, one on each floor – basement (57a), ground (57b), first (57c) and second (57d). Flats 57b–57d share a communal entrance and staircase on the east side; 57a has its own entrance.

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

Ground floor lease plan – parking bays and communal areas (north up)



Extract from the lease plan for 57b (MST Architectural Services, 1:200, March 2008). Red: demise and parking bay of 57b; blue: communal areas.



Flat 57a (lease demise) Vault / store within the demise Entrance

Size

44 m² · 474 sq ft

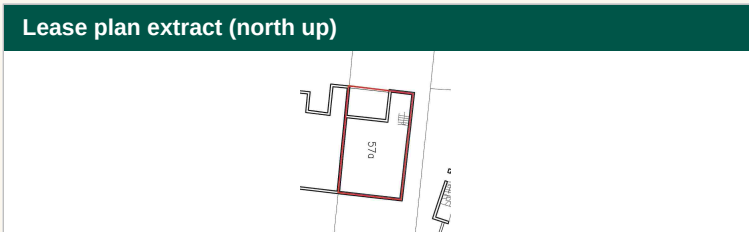
Total floor area recorded on the EPC

Approx. internal size	c. 6.1–6.3 m × 10.6–10.7 m
Area of plan outline	c. 66.1 m ² (711 sq ft), scaled from the lease plan
Vault / store (in demise)	c. 13.3 m ²
Entrance	Own entrance, with steps down from the communal area
Parking	Parking bay 57a (shown on lease plan)

The demise includes a vault / store (c. 13.3 m²). The lower EPC area suggests the vault is not counted as living space.

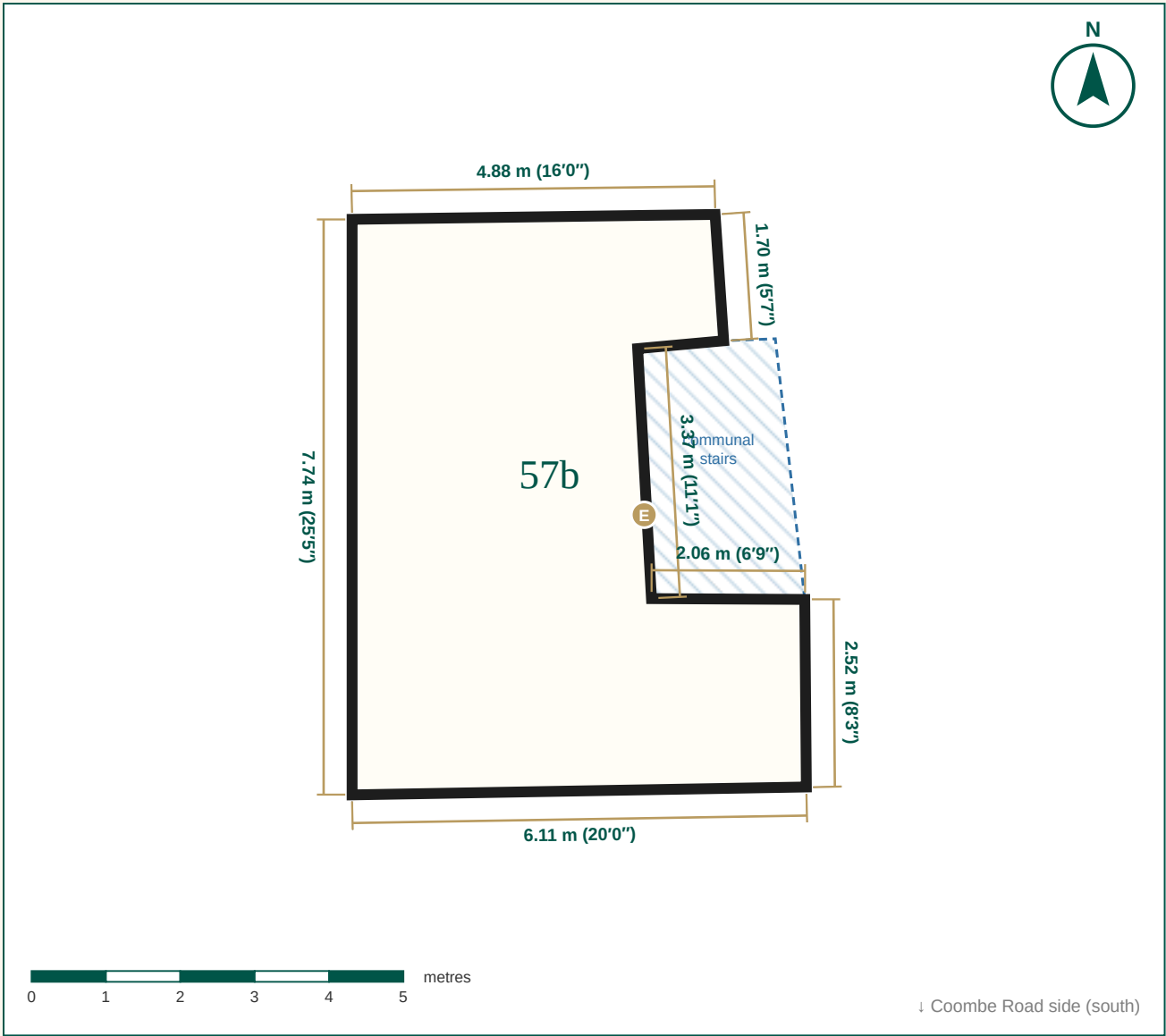
Energy Performance Certificate

Rating now → potential	68 D → 77 C
Heating	Gas boiler and radiators; programmer, room thermostat and TRVs
Walls	Solid brick, no insulation (assumed)
Roof	Another dwelling above
Windows · lighting	Fully double glazed · low-energy lighting throughout
Typical energy cost	£1,034 a year (heating, hot water and lighting)
Certificate	2290-4712-5070-4100-2025 valid until 21 February 2033



Flat 57b · Ground floor

57b Coombe Road, Croydon CR0 1BR · Ground-floor flat · dimensioned floor plan



Flat 57b (lease demise) Communal stairs – not part of the flat Entrance

Size

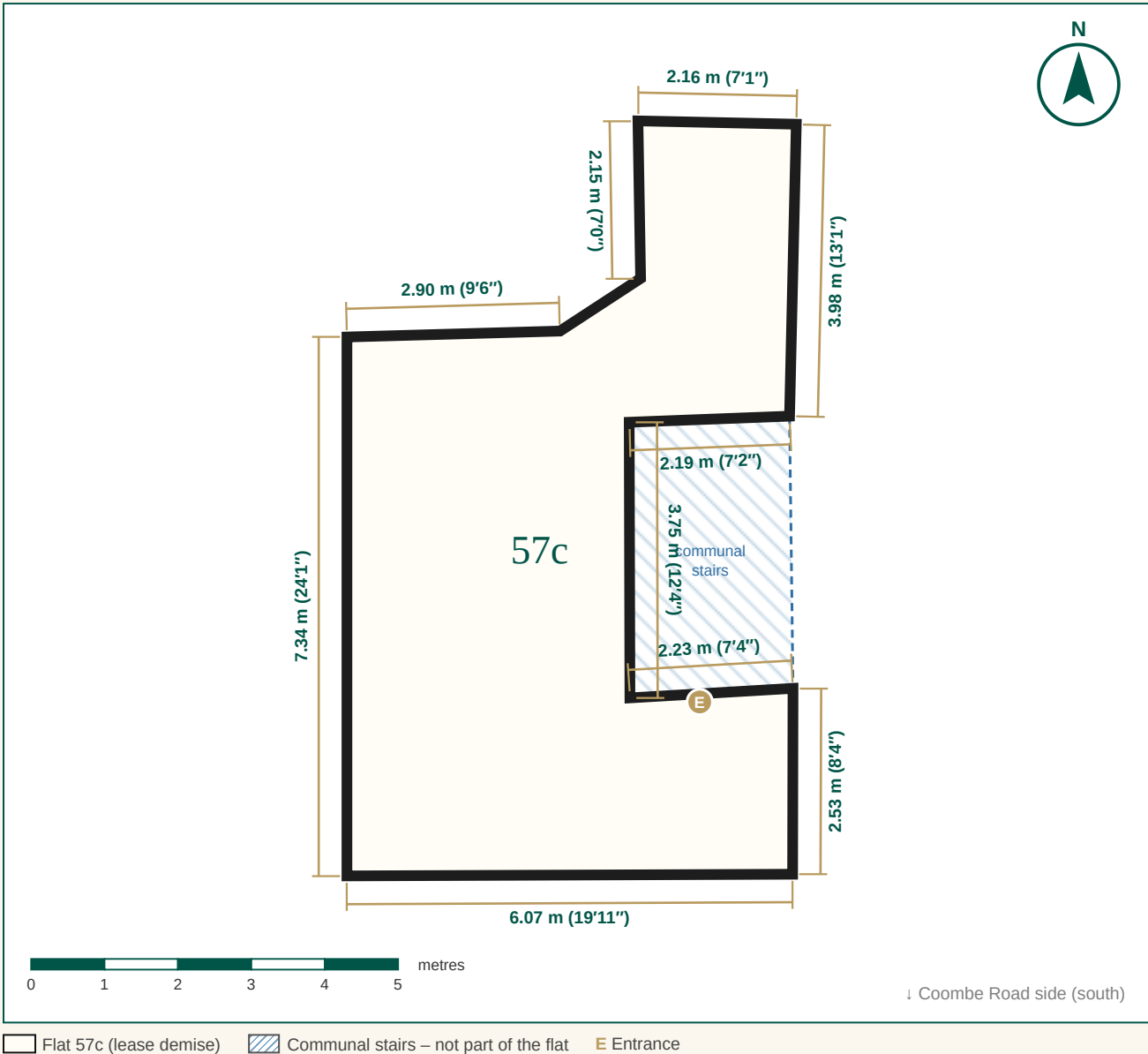
46 m² · 495 sq ft
Total floor area recorded on the EPC

Approx. internal size	c. 6.1 m × 7.7 m
Area of plan outline	c. 37.7 m ² (406 sq ft), scaled from the lease plan
Entrance	From the communal entrance hall beside the stairs
Parking	Parking bay 57b (shown on lease plan)

L-shaped flat wrapping around the communal entrance and staircase on the east side.

Energy Performance Certificate	
Rating now → potential	72 C → 80 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	£899 a year (heating, hot water and lighting)
Certificate	7221-5177-9002-0122-0406 valid until 21 February 2033

Lease plan extract (north up)



Size

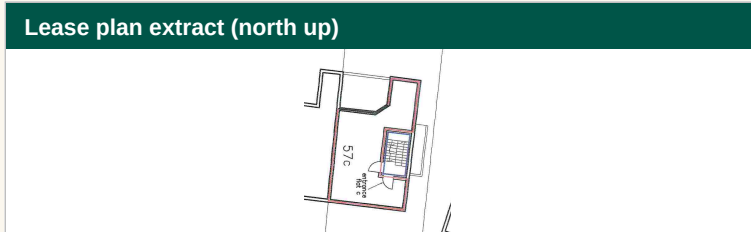
46 m² · 495 sq ft

Total floor area recorded on the EPC

Approx. internal size	c. 6.1 m × 7.3 m, plus a rear section c. 2.2 m × 4.0 m
Area of plan outline	c. 42.9 m ² (462 sq ft), scaled from the lease plan
Entrance	From the communal stairs on the east side
Parking	Parking bay 57c (shown on lease plan)

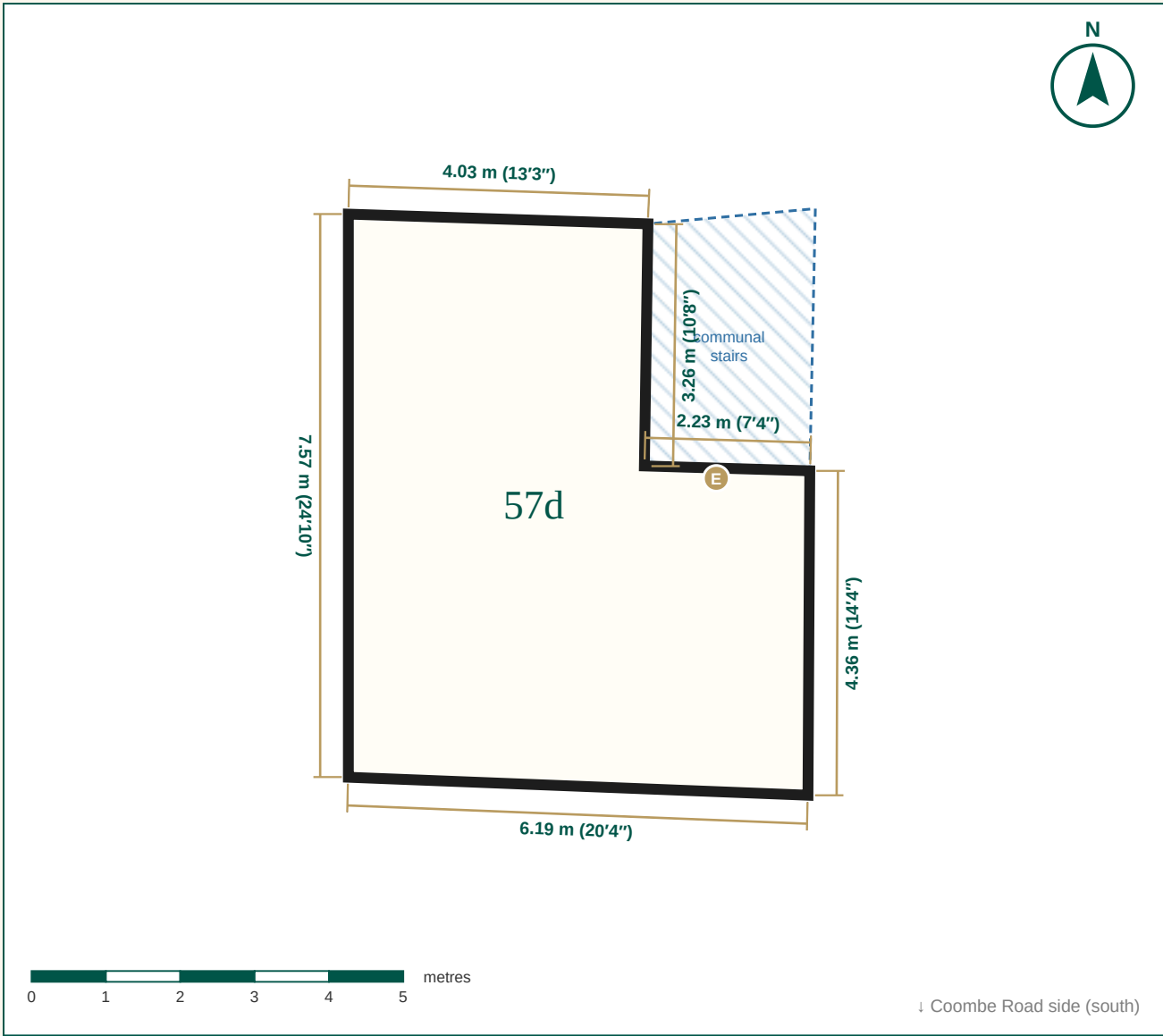
Includes a rear (north) section over the back of the building, reached past an angled wall.

Energy Performance Certificate	
Rating now → potential	72 C → 79 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	£927 a year (heating, hot water and lighting)
Certificate	7222-5177-9002-0122-0402 valid until 21 February 2033



Flat 57d · Second floor

57d Coombe Road, Croydon CR0 1BR · Top-floor flat · dimensioned floor plan



Flat 57d (lease demise) Communal stairs – not part of the flat Entrance

Size

46 m² · 495 sq ft

Total floor area recorded on the EPC

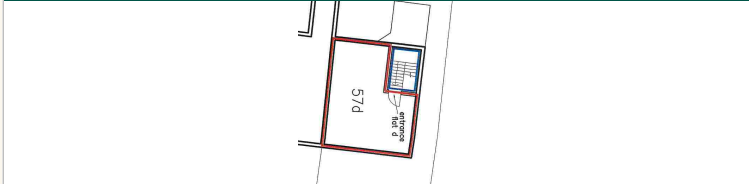
Approx. internal size	c. 6.2 m × 7.6 m
Area of plan outline	c. 39.9 m² (430 sq ft), scaled from the lease plan
Entrance	From the top of the communal stairs
Parking	Parking bay 57d (shown on lease plan)

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	59 D → 65 D
Heating	Gas boiler and radiators; programmer and room thermostat
Walls	Solid brick, no insulation (assumed)
Roof	Pitched roof, no insulation (assumed)
Windows · lighting	Fully double glazed · low-energy lighting throughout
Typical energy cost	£1,421 a year (heating, hot water and lighting)
Certificate	2290-4712-5070-4103-2021 valid until 21 February 2033

Lease plan extract (north up)



How the plans were prepared · accuracy and sources

Lot 29 · 57 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 (44 m² for 57a and 46 m² for each of 57b–57d) should be preferred. The plan outlines give 37.7–42.9 m² for 57b–57d and 52.8 m² for 57a excluding its vault, so the EPC and plan figures differ by up to about 20%. This is normal for outline lease plans and EPC measurement conventions.

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. Each flat is a one-bedroom flat.

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
57a – Basement	44 m ²	66.1 m ² incl. vault	c. 6.1–6.3 m × 10.6–10.7 m	68 D
57b – Ground floor	46 m ²	37.7 m ²	c. 6.1 m × 7.7 m	72 C
57c – First floor	46 m ²	42.9 m ²	c. 6.1 m × 7.3 m, plus a rear section c. 2.2 m × 4.0 m	72 C
57d – Second floor	46 m ²	39.9 m ²	c. 6.2 m × 7.6 m	59 D

Sources

Lease plans for 57a, 57b, 57c and 57d 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: 57a – 2290-4712-5070-4100-2025; 57b – 7221-5177-9002-0122-0406; 57c – 7222-5177-9002-0122-0402; 57d – 2290-4712-5070-4103-2021; all valid until 21 February 2033.

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.

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