

Lot 31 · Floor Plans and Measurements

61 Coombe Road, Croydon CR0 1BR · three one-bedroom flats and one two-bedroom flat · Auction 28 October 2026



Flat	Floor	Bedrooms	Floor area (EPC)	Approx. internal size (scaled)	EPC rating now → potential	Typical energy cost / yr	Plan page
61a	Basement	One bedroom	51 m ² (549 sq ft)	c. 5.5–8.3 m × 10.9 m, incl. garden	68 D → 78 C	£795	2
61b	Ground floor	One bedroom	39 m ² (420 sq ft)	c. 5.6 m × 7.5 m, plus a front bay	68 D → 78 C	£717	3
61c	First floor	One bedroom	45 m ² (484 sq ft)	c. 5.9–8.7 m × 7.6 m, plus a front bay	76 C → 80 C	£548	4
61d	Second floor	Two bedrooms	60 m ² (646 sq ft)	c. 8.4 m × 7.5–7.8 m	68 D → 77 C	£895	5
Total – four flats		195 m ² (2,099 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 61a–61d 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.

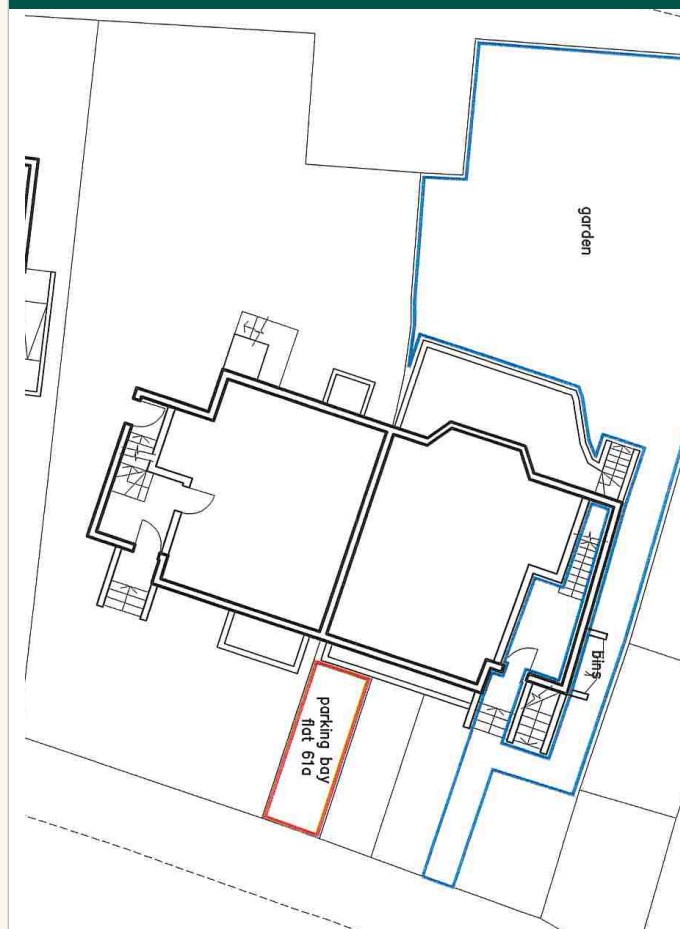
Every wall length is shown in metres and feet and inches. The **floor areas on the EPCs** were measured by the energy assessor and are the most reliable size figures available.

The building

A period semi-detached house converted into four self-contained flats, one on each floor – basement (61a), ground (61b), first (61c) and second (61d). There are three one-bedroom flats (61a–61c) and one two-bedroom flat (61d). Flats 61b–61d share a communal entrance and staircase; 61a has its own entrance and a private basement-level 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.

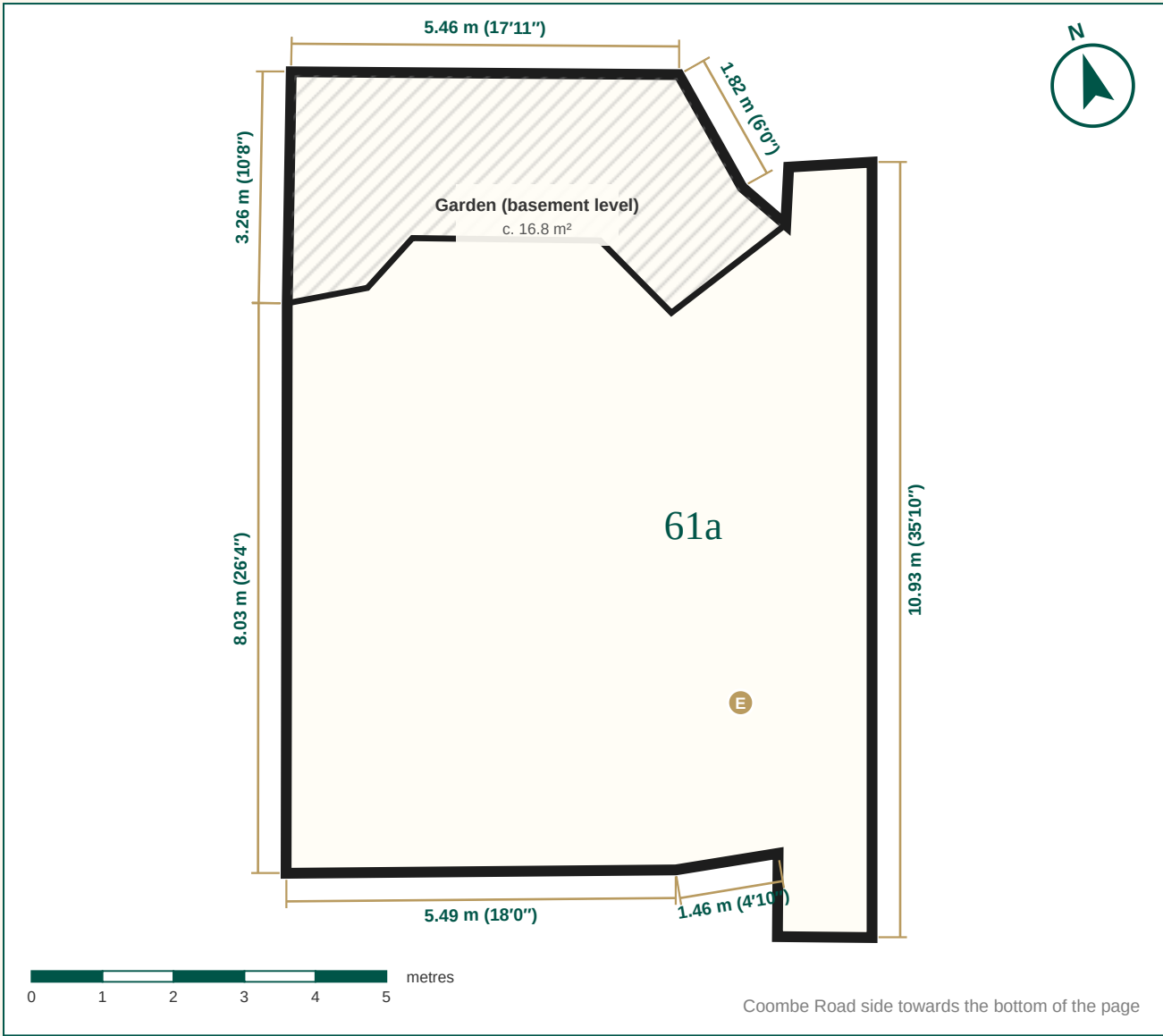
Ground floor lease plan – garden, bins and parking (north up)



Extract from the lease plan for 61a (MST Architectural Services, 1:200, March 2006). Red: parking bay of 61a; blue: communal garden, entrance and bin store.

Flat 61a · Basement

61a Coombe Road, Croydon CR0 1BR · Basement flat (EPC: ground-floor flat) · dimensioned floor plan



Flat 61a (lease demise) Basement-level garden within the demise Entrance

Size

51 m² · 549 sq ft

Total floor area recorded on the EPC

Bedrooms	One bedroom
Approx. internal size	c. 5.5–8.3 m × 10.9 m, incl. garden
Area of plan outline	c. 90.2 m ² (971 sq ft), scaled from the lease plan
Garden (basement level) (in demise)	c. 16.8 m ²
Entrance	Own entrance by external steps
Parking	Parking bay 61a (shown on lease plan)

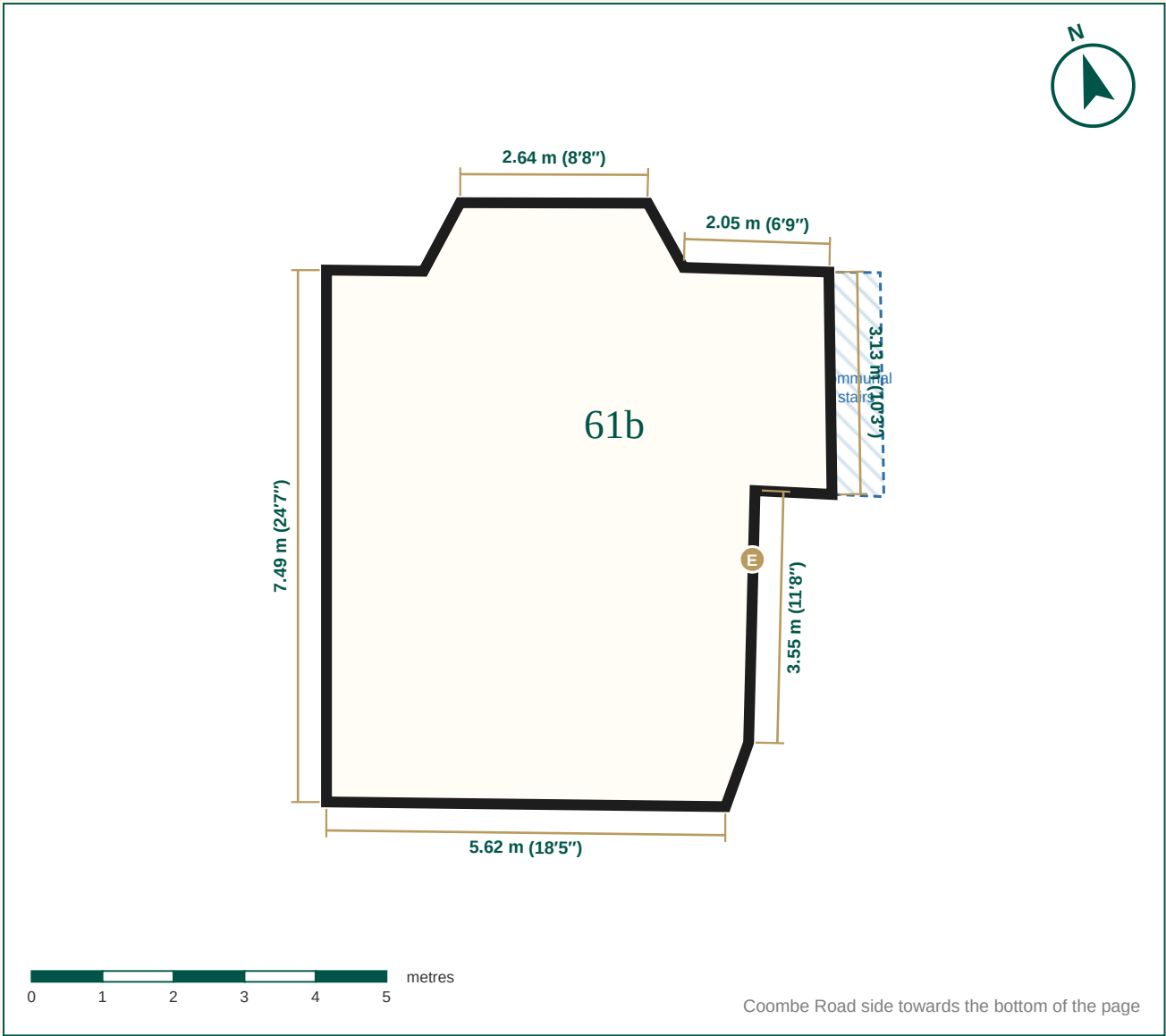
Includes a private basement-level garden.

Energy Performance Certificate	
Rating now → potential	68 D → 78 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	£795 a year (heating, hot water and lighting)
Certificate	9350-2194-4500-2595-6515 valid until 13 October 2035

Lease plan extract (north up)

Flat 61b · Ground floor

61b Coombe Road, Croydon CR0 1BR · Ground-floor flat (EPC: mid-floor flat) · dimensioned floor plan



Flat 61b (lease demise) Communal stairs – not part of the flat Entrance

Size

39 m² · 420 sq ft
Total floor area recorded on the EPC

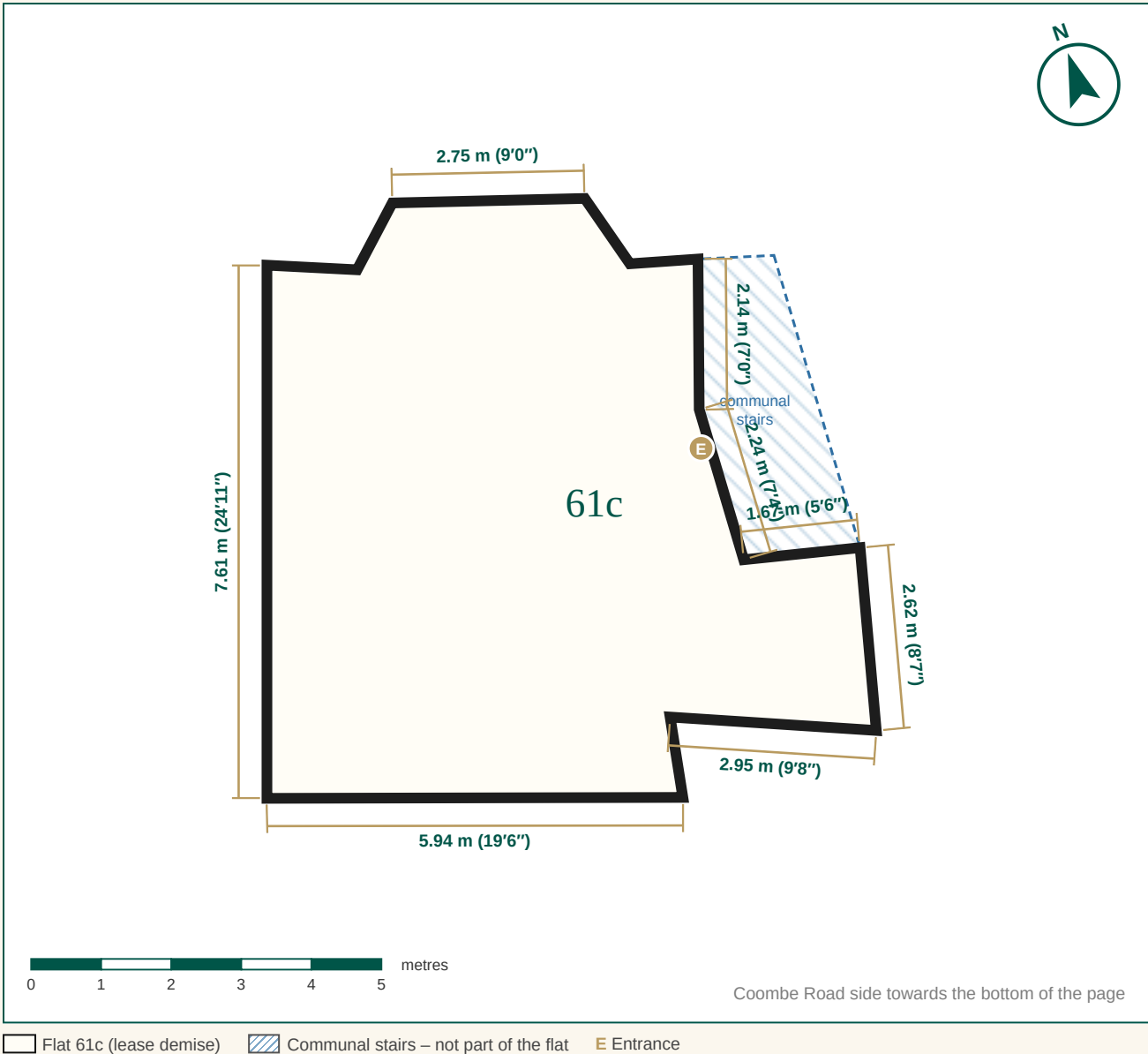
Bedrooms	One bedroom
Approx. internal size	c. 5.6 m × 7.5 m, plus a front bay
Area of plan outline	c. 51.4 m ² (553 sq ft), scaled from the lease plan
Entrance	From the communal entrance hall
Parking	Parking bay 61b (shown on lease plan)

Front ground-floor flat with a bay, beside the communal entrance and staircase.

Energy Performance Certificate

Rating now → potential	68 D → 78 C
Heating	Gas boiler and radiators; programmer, no 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	£717 a year (heating, hot water and lighting)
Certificate	9046-3955-4200-5895-5204 valid until 13 October 2035

Lease plan extract (north up)



Size

45 m² · 484 sq ft

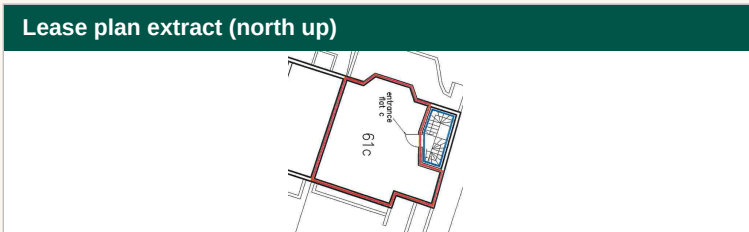
Total floor area recorded on the EPC

Bedrooms	One bedroom
Approx. internal size	c. 5.9–8.7 m × 7.6 m, plus a front bay
Area of plan outline	c. 56.1 m ² (604 sq ft), scaled from the lease plan
Entrance	From the communal stairs
Parking	Parking bay 61c (shown on lease plan)

First-floor flat over the front of the building, with the communal stairs beside the entrance.

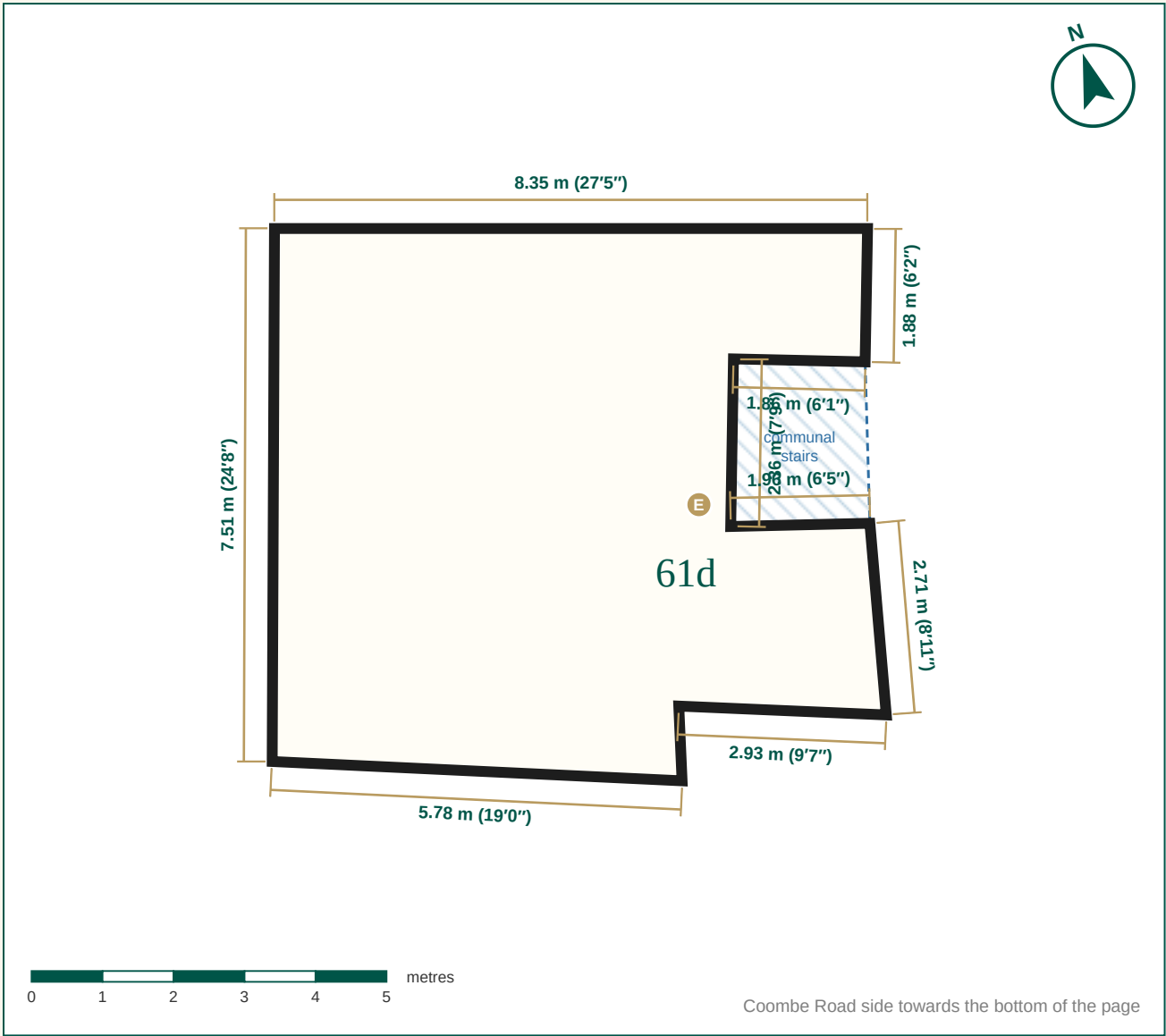
Energy Performance Certificate

Rating now → potential	76 C → 80 C
Heating	Gas boiler and radiators; programmer, room thermostat and TRVs
Walls	Solid brick – mainly uninsulated, part insulated (assumed)
Roof	Another dwelling above
Windows · lighting	Fully double glazed · low-energy lighting throughout
Typical energy cost	£548 a year (heating, hot water and lighting)
Certificate	9443-3955-5200-5695-5204 valid until 13 October 2035



Flat 61d · Second floor

61d Coombe Road, Croydon CR0 1BR · Top-floor flat · dimensioned floor plan



Flat 61d (lease demise) Communal stairs – not part of the flat Entrance

Size

60 m² · 646 sq ft

Total floor area recorded on the EPC

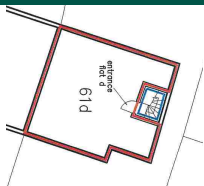
Bedrooms	Two bedrooms
Approx. internal size	c. 8.4 m × 7.5–7.8 m
Area of plan outline	c. 57.7 m ² (621 sq ft), scaled from the lease plan
Entrance	From the top of the communal stairs
Parking	Parking bay 61d (shown on lease plan)

The largest flat, under the pitched roof. Ceiling heights may be restricted in places – buyers should check on inspection.

Energy Performance Certificate

Rating now → potential	68 D → 77 C
Heating	Gas boiler and radiators; programmer, no room thermostat
Walls	Solid brick – mainly uninsulated, part insulated (assumed)
Roof	Pitched roof, insulated (assumed)
Windows · lighting	Fully double glazed · low-energy lighting throughout
Typical energy cost	£895 a year (heating, hot water and lighting)
Certificate	3435-4520-5509-0933-5296 valid until 16 October 2035

Lease plan extract (north up)



How the plans were prepared · accuracy and sources

Lot 31 · 61 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 2006). 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 latest EPCs record 51, 39, 45 and 60 m². For 61d the plan outline (57.7 m²) agrees closely. For 61b and 61c the plan outlines (51.4 and 56.1 m²) are larger, and the earlier certificates for the ground and first floor flats both recorded 54 m², so the latest EPC figures for those two flats may understate their size. 61a's outline is c. 73 m² excluding its garden, against 51 m² on its latest EPC and 59 m² on the 2020 basement certificate. Buyers should treat all areas as approximate.

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
61a – Basement	51 m ²	90.2 m ² incl. garden	c. 5.5–8.3 m × 10.9 m, incl. garden	68 D
61b – Ground floor	39 m ²	51.4 m ²	c. 5.6 m × 7.5 m, plus a front bay	68 D
61c – First floor	45 m ²	56.1 m ²	c. 5.9–8.7 m × 7.6 m, plus a front bay	76 C
61d – Second floor	60 m ²	57.7 m ²	c. 8.4 m × 7.5–7.8 m	68 D

Sources

Lease plans for 61a, 61b, 61c and 61d Coombe Road (MST Architectural Services, 44 Cumberland Road, London SE25 4RE; scale 1:200; 14 March 2006).

Energy Performance Certificates from the GOV.UK register: 61a – 9350-2194-4500-2595-6515, 61b – 9046-3955-4200-5895-5204 and 61c – 9443-3955-5200-5695-5204 (valid to 13 October 2035); 61d – 3435-4520-5509-0933-5296 (to 16 October 2035).

Earlier certificates also on the register under floor descriptions: Basement Flat – 59 m², D 61 (0030-9021-5000-0857-0222, to 23 September 2030); Ground Floor Flat – 54 m², C 73 (3725-2137-0002-0222-0006); First Floor Flat – 54 m², C 71 (2200-5322-2070-0106-7025), both to 22 February 2033; Second Floor Flat – 43 m², D 62 (2200-5327-2070-0107-1025, to 28 March 2033). The latest 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.

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