



barnard marcus

Croydon Road, London SE20 7AB


**barnard
marcus**

welcome to

Croydon Road, London

A well-maintained one-bedroom apartment offering approximately 465 sq ft (43.19 sq m) of thoughtfully arranged living space. Set on the first floor and accessed via its own private entrance, the property provides a sense of independence and privacy.

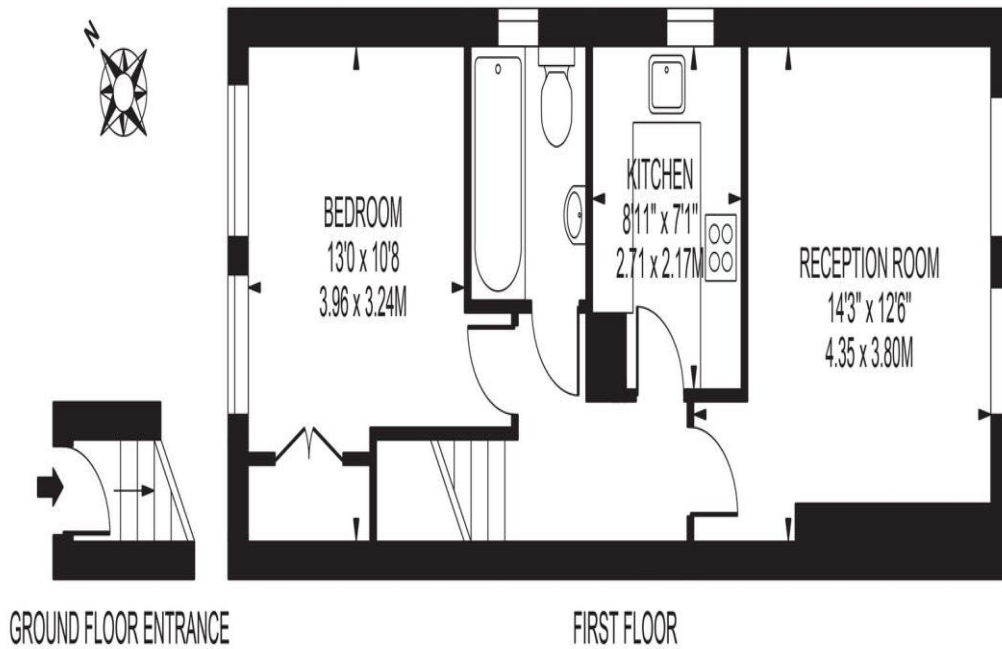
Inside, the flat features a bright and spacious reception room, ideal for both relaxing and entertaining. The separate kitchen is fitted with modern units and integrated appliances, offering a clean and functional space for cooking. The double bedroom is generously sized and benefits from good natural light and storage options. The bathroom is finished with contemporary fittings, including a full-size bath and sleek tiling. Additional highlights include allocated off-street parking and access to a communal garden.

Located on Croydon Road, the property is ideally positioned for commuters and city explorers alike. Anerley Station and Birkbeck Station, both approximately 0.4 miles away, provide convenient Overground and Southern rail services. Avenue Road Tram Stop is only 0.5 miles from the property, offering Tramlink connections to Beckenham Junction, East Croydon, and beyond. Additionally, Penge East Station is within easy reach, offering direct services to London Victoria in as little as 17 minutes. This excellent transport network makes commuting into Central London and across South London both quick and straightforward.



CROYDON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 465 SQ FT - 43.19 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



welcome to

Croydon Road, London

- First-Floor Apartment
- One-Bedroom
- Separate Kitchen & Living Room
- Allocated Off-Street Parking
- Excellent Transport Links - Anerley, Birkbeck & Penge East Stations

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1507.40

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 21 Sep 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£275,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SYD103174



Property Ref:
SYD103174 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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