



ASHLEIGH FLETCHER

POWERED BY  
**exp** UK

South Croydon, CR2

📞 020 8089 5566



**Tucked away in the lively heart of South Croydon, this first-floor apartment is the perfect marriage of modern living and timeless charm.**

Originally a turn-of-the-century property, it was expertly transformed in late 2018 by Parkside Property, retaining the building's stately exterior while reimagining the interior for those who crave contemporary comfort. This isn't just a home—it's a lifestyle upgrade.

**Upon entering the property, you are welcomed into a spacious communal hallway, where a grand staircase to one side leads up to the first floor.**

From the front door of the flat, you step into an inviting entrance hallway that leads to all the rooms, including the expansive open-plan kitchen lounge. The kitchen lounge is designed with both form and function in mind. Whether you're preparing a meal, entertaining friends, or relaxing with some Netflix, the seamless flow of this area creates an ambiance that's both inviting and versatile. The kitchen itself features modern fittings, offering everything you need to live effortlessly, while the lounge opens up to your very own private balcony. This serene outdoor space is a rare find, providing a tranquil retreat that overlooks the immaculately maintained communal gardens—perfect for enjoying a morning coffee or unwinding after a long day.

The generously sized bedroom features fitted wardrobes, offering practical storage and sleek design. The modern bathroom is a real highlight, boasting a stylish P-shaped bath with a shower over, providing both relaxation and functionality.

Set behind gated side access, the large rear communal garden is perfect for enjoying the outdoors. The patio area, suitable for a table and chairs, invites al fresco dining, and there's a large bikeshed offering secure storage for cyclists.

**The property also benefits from allocated off-street parking, ensuring convenience and peace of mind every time you return home.**

In terms of transport, South Croydon station is just 0.5 miles away, offering regular services to London Bridge in under 20 minutes and London Victoria in around 25 minutes. East Croydon station, a transport hub, provides even faster connections to London Bridge, Gatwick Airport, and beyond, with journey times to Central London in as little as 15 minutes. The nearby tram network connects you to Wimbledon, Beckenham, and other key destinations





**For outdoor enthusiasts, Lloyd Park is within easy reach, offering expansive green spaces, tennis courts, and a café, ideal for weekend activities.**

South Croydon Sports Club, located just 0.4 miles away, provides excellent tennis and badminton facilities, catering to those looking to stay active.

With its modern design, private balcony, large communal garden, allocated parking, and exceptional transport links, this beautifully converted apartment is more than just a home—it's the gateway to a refined lifestyle. Whether you're a first-time buyer or looking for a smart investment, this property ticks all the boxes. Welcome to South Croydon living at its finest.

**Council Tax Band: C**





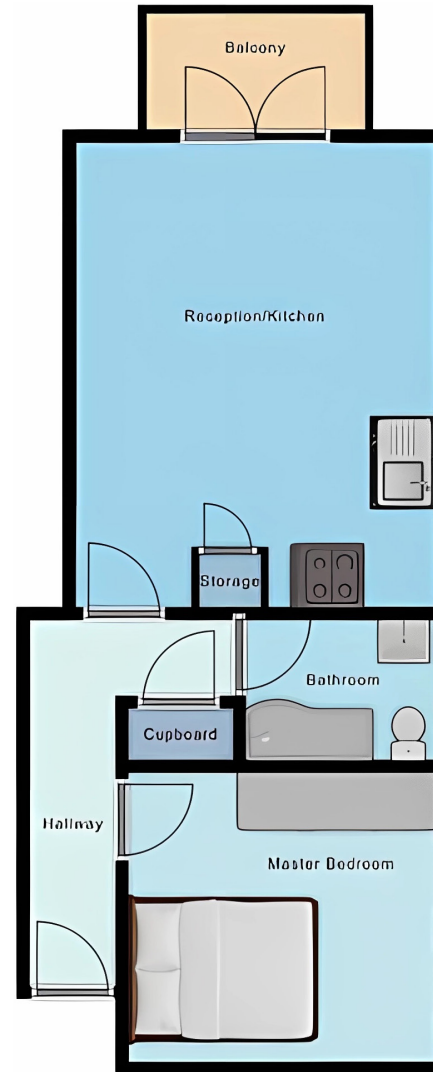
Thinking of Moving?



BOOK NOW

020 8089 5566

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>	81	81	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Measurements are to be used as a guide only and are not guaranteed to accurate and should not be used to make any formal decisions.

To view all my properties, visit [ashleighfletcher.exp.uk.com](http://ashleighfletcher.exp.uk.com) or call 020 8089 5566