



**Tavistock Road, Croydon CR0 2AT**



**welcome to**  
**Tavistock Road, Croydon**

Comprising a spacious reception room leading on to a private balcony, two double bedrooms, the master offering an en-suite, plus a good size kitchen and bathroom. Benefits include an allocated parking space, well kept communal grounds, secure entry system plus a lift within the block.

A beautifully presented two double bedroom, two bathroom third floor purpose built flat. Positioned in a secure gated development just a stone throw from East Croydon Station and Croydon Shopping Centre.

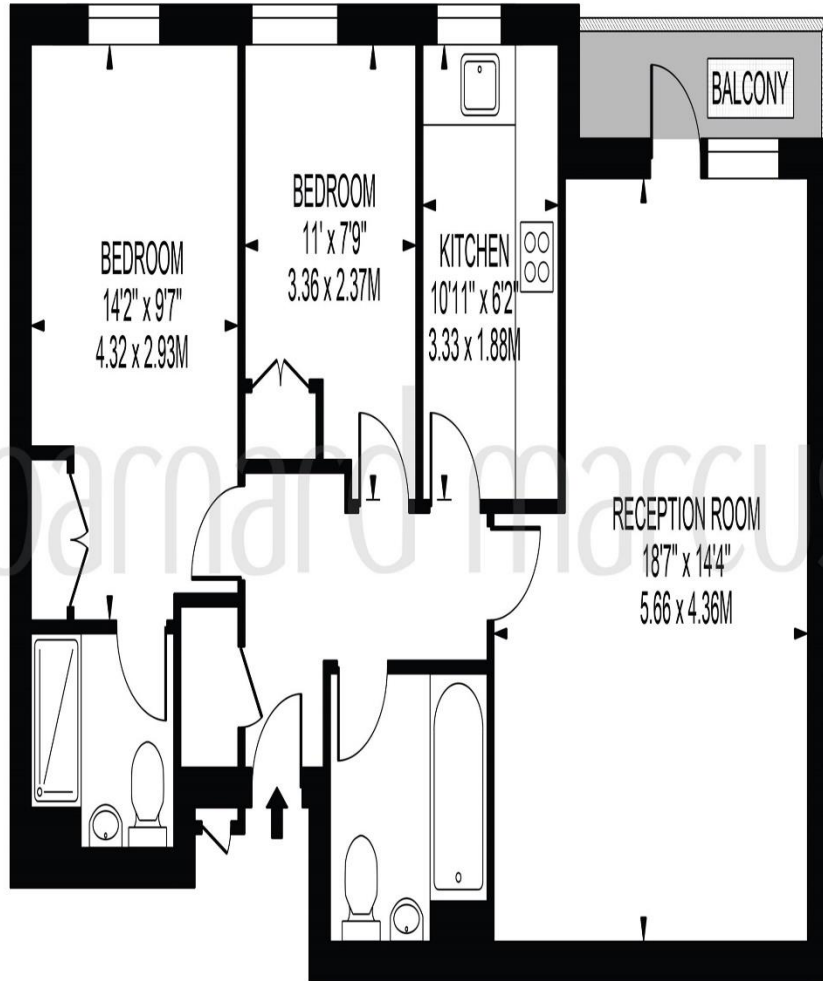
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One of the most desired developments in Croydon, this isn't one to be missed! Call us today to arrange your viewing.



# TAVISTOCK ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 700 SQ FT - 65.06 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

## Tavistock Road, Croydon

- Two Double Bedrooms
- Two Bathrooms
- Balcony
- Allocated Parking
- Gated Development

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£300,000**



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/CRY111663](https://barnardmarcus.co.uk/Property/CRY111663)



Property Ref:  
CRY111663 - 0017

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



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