



Lower Addiscombe Road, Croydon CR0 6RX

welcome to

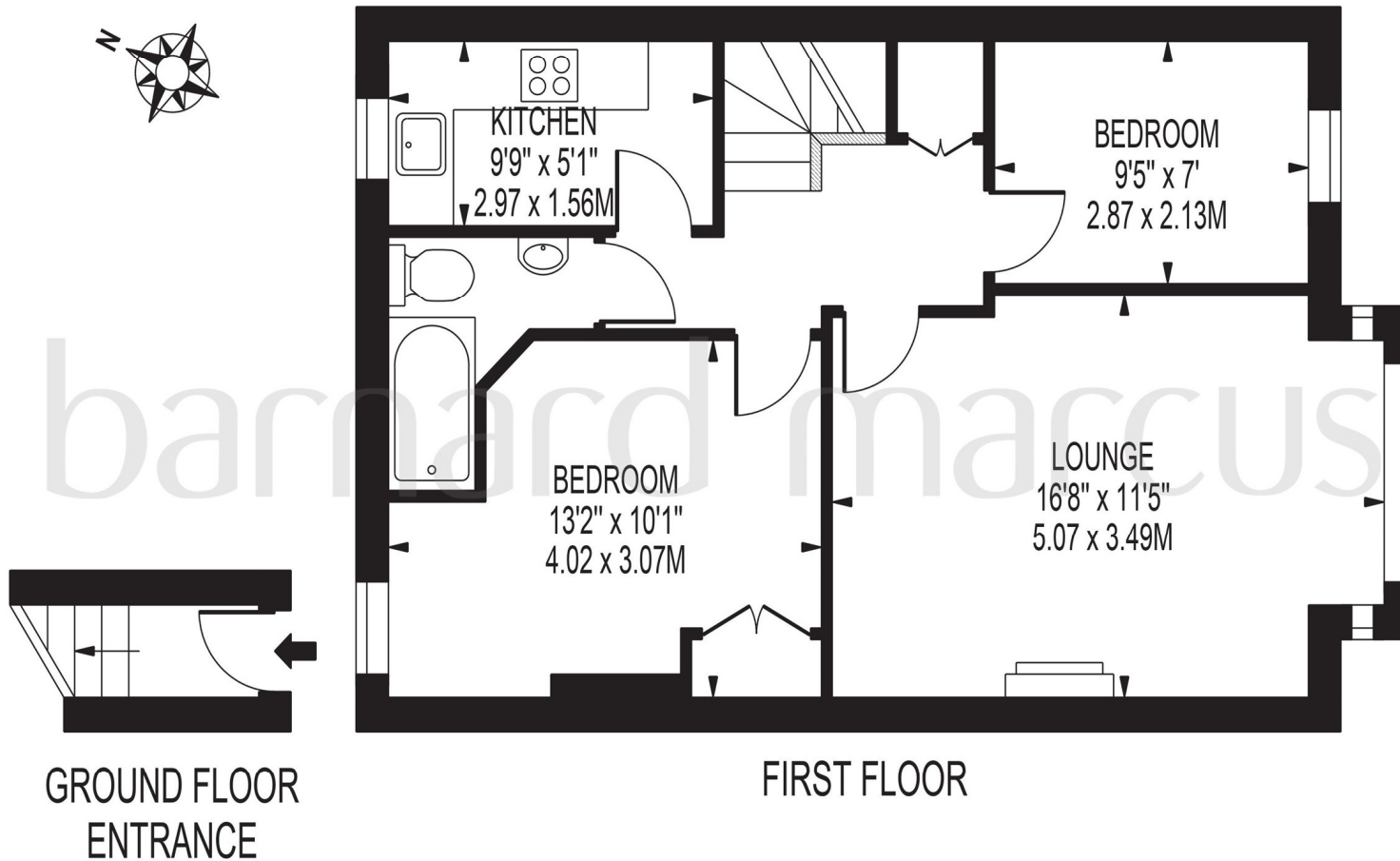
Lower Addiscombe Road, Croydon

SHARE OF FREEHOLD - 2 Bedroom conversion flat with potential to extend STPP



LOWER ADDISCOMBE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 556 SQ FT - 51.62 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.

Nestled in the vibrant and sought-after area of Addiscombe, this delightful two-bedroom first-floor conversion flat offers the perfect blend of comfort and convenience. Located just steps away from the picturesque Ashburton Park, complete with family-friendly facilities and playing fields, this property is ideal for those who enjoy outdoor living and community spaces.

The flat boasts a bright and airy living space, featuring well-proportioned rooms with high ceilings and charming period features. The two generously sized bedrooms offer ample space for relaxation or home working, making it an excellent choice for professionals, couples, or small families.

Residents will appreciate the convenience of on street parking with no restrictions and being within easy reach of local amenities, including a variety of popular restaurants, cozy cafes, and lively bars, all just a short walk from the property. For commuters, East Croydon Station and Elmers End Station are both easily accessible, providing excellent transport links to Central London within 45 minutes as well as a variety of destinations.

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Lower Addiscombe Road, Croydon

- Two spacious bedrooms
- First-floor conversion flat
- Located next to Ashburton Park
- Close to local restaurants, cafes, and bars
- Easy access to East Croydon and Elmers End Stations
- Ideal for professionals, couples, or small families
- On street parking with no restrictions
- Share of freehold - No Service Charge

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 02 Jun 1976. 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

£260,000



view this property online barnardmarcus.co.uk/Property/CRY112528



Property Ref:
CRY112528 - 0022

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.

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Please note the marker reflects the
postcode not the actual property



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