



barnard marcus

Idahota House Sydenham Road, Croydon CR0 2EF

welcome to

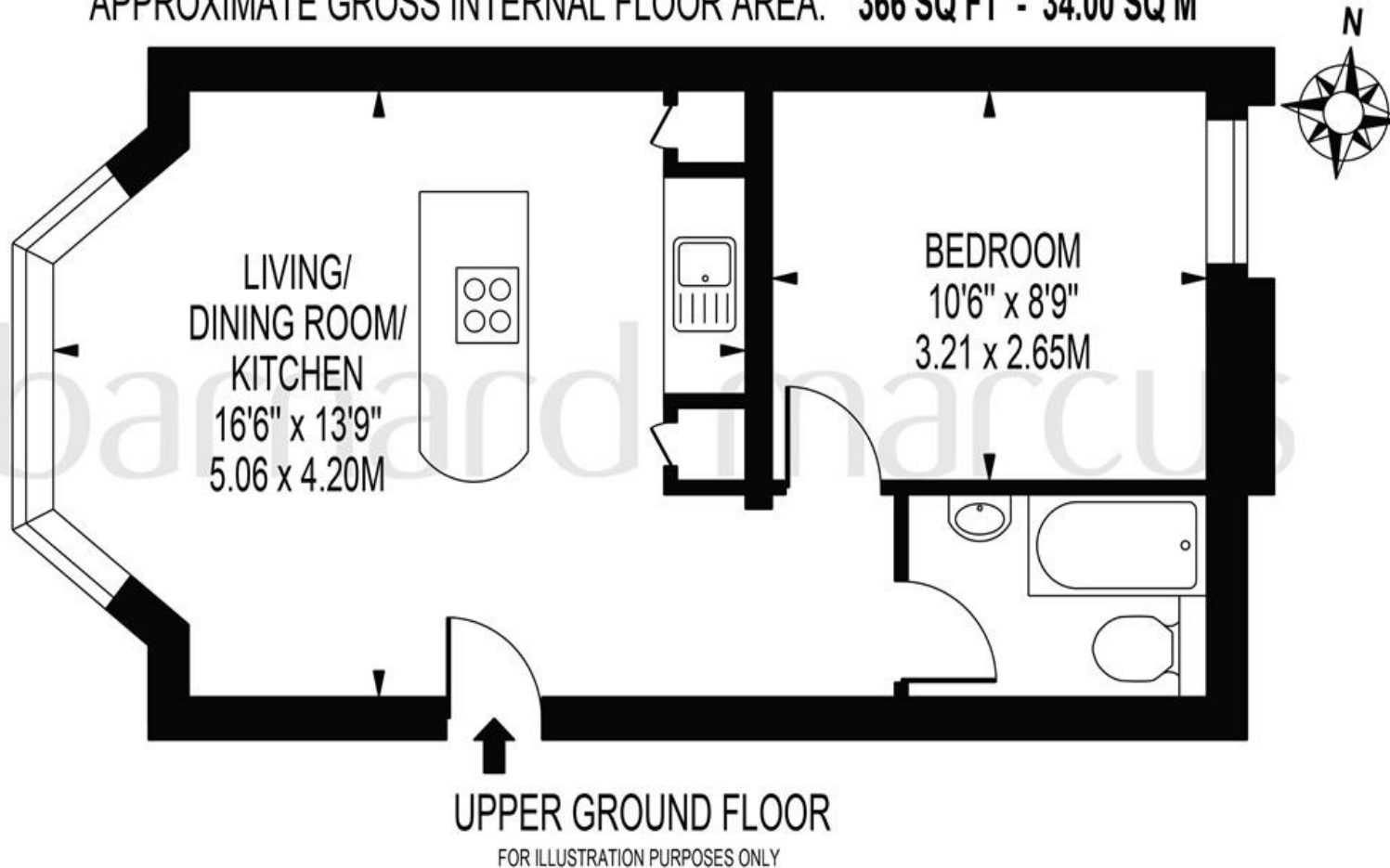
Idahota House Sydenham Road, Croydon

Experience luxury living with a modern twist in this beautifully designed contemporary period conversions, located in the heart of East Croydon. Combining classic elegance with modern sophistication, this property boasts high ceilings that enhance the spacious feel.



SYDENHAM ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 366 SQ FT - 34.00 SQ M



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.

Discover modern luxury in this beautifully refurbished one-bedroom apartment within a charming period mansion conversion, ideally situated near the vibrant Boxpark and a variety of local eateries. This ground-floor apartment is accessed via the main communal entrance and showcases contemporary finishes throughout, enhanced by high ceilings, whitewashed walls, and sophisticated chrome and black fixtures. The property is fully double-glazed and powered by efficient gas central heating, ensuring comfort year-round.

Upon entry, you are welcomed into a bright, open-plan living and kitchen area. Natural light pours through a generous double-glazed bay window, complementing the sleek oak-engineered wood flooring. The kitchen features elegant seamlessly integrated cabinets with high-quality appliances. A thoughtfully designed kitchen island offers additional storage and casual seating.

The double bedroom maintains the apartment's contemporary feel with oak wood flooring and a fabulous black vertical radiator. Wide top-and-bottom double-glazed windows invite natural light into the room, which is further enhanced by bright, stylish downlighting, creating a welcoming and comfortable atmosphere. The superb bathroom, located to the right of the hallway, is designed with a minimalist, modern aesthetic with a sleek bathtub provide the ideal spot to relax after a long day.

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- Conversion
- One-bedroom
- Modern
- Impressive kitchen with island
- Bright and airy
- High Ceilings
- Good transport links

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 500.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£250,000



view this property online barnardmarcus.co.uk/Property/CRY112823



Property Ref:
CRY112823 - 0005

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.



Please note the marker reflects the postcode not the actual property



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