



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

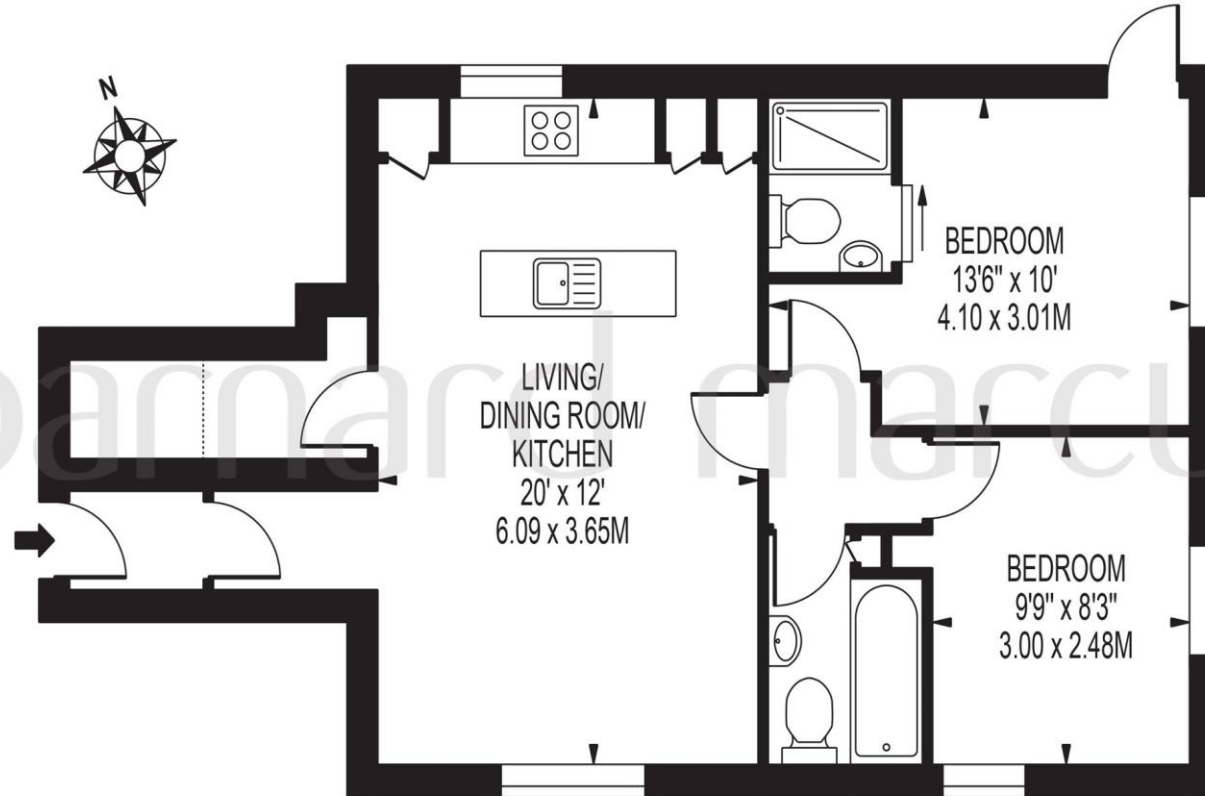


Upon entry, you are welcomed into a bright, open-plan living and kitchen area. Natural light pours through a generous double-glazed bay window, complementing the sleek oak-engineered wood flooring. The kitchen features elegant seamlessly integrated cabinets with high-quality appliances. A thoughtfully designed kitchen island offers additional storage and casual seating. The double bedroom maintains the apartment's contemporary feel with oak wood flooring and fabulous en-suite wash-room. 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 second bedroom also benefits from an excellent size with a sleek vertical radiator. The superb bathroom, is designed with a minimalist, modern aesthetic with a sleek bathtub provide the ideal spot to relax after a long day.

SYDENHAM ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 589 SQ FT - 54.69 SQ M
(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 13 SQ FT - 1.17 SQ M



FIRST FLOOR

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.

Agents Note; To enable to the sale of the flat the vendor has advised that a Draft Lease will be created which would be finalised on completion in preparation for submission at Land Registry. The advertised lease details have been advised to us by the seller. We recommend that you seek guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements.

Outside Space: Residents benefit from a large private pebbled driveway at the front of the building, offering multiple parking spaces on a first-come, first-served basis. A side entrance leads directly to the communal rear patio area, designed for low maintenance and high practicality.

Transport: The location of this apartment is truly exceptional, offering unparalleled convenience and connectivity. East Croydon Station is only a short walk away, providing fast and frequent trains to London Bridge (approximately 15 minutes), London Victoria (approximately 16 minutes), and Gatwick Airport (approximately 20 minutes). The Tramlink also offers easy connections to Wimbledon, Beckenham, and West Croydon, while major bus routes along Wellesley Road ensure convenient travel throughout Croydon and beyond. Road links via the A232 and A23 provide straightforward access to central London, the M25, and the South Coast.

Amenities: Within the area, residents can enjoy a variety of amenities. Several supermarkets are within easy reach for weekly shopping, while Surrey Street Market offers a vibrant selection of fresh produce. Retail enthusiasts will appreciate the Centrale Shopping Centre, home to popular outlets such as House of Fraser, Boots, Clarks, and H&M. The local dining scene is equally impressive, with an abundance of options at Boxpark and throughout East Croydon, featuring restaurants like Nando's, Turtle Bay, Ponte Nuovo, and Slug & Lettuce. For those who appreciate culture and the arts, the renowned Fairfield Halls is nearby, presenting a diverse array of shows and performances each week.

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- Conversion
- Two-bedrooms
- Open-plan living
- Bathroom plus en-suite
- Good transport links
- 999 years lease on completion

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 500.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 03 Apr 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRY112825 - 0004

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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