



Elgin Road, Croydon CR0 6XD

Welcome to

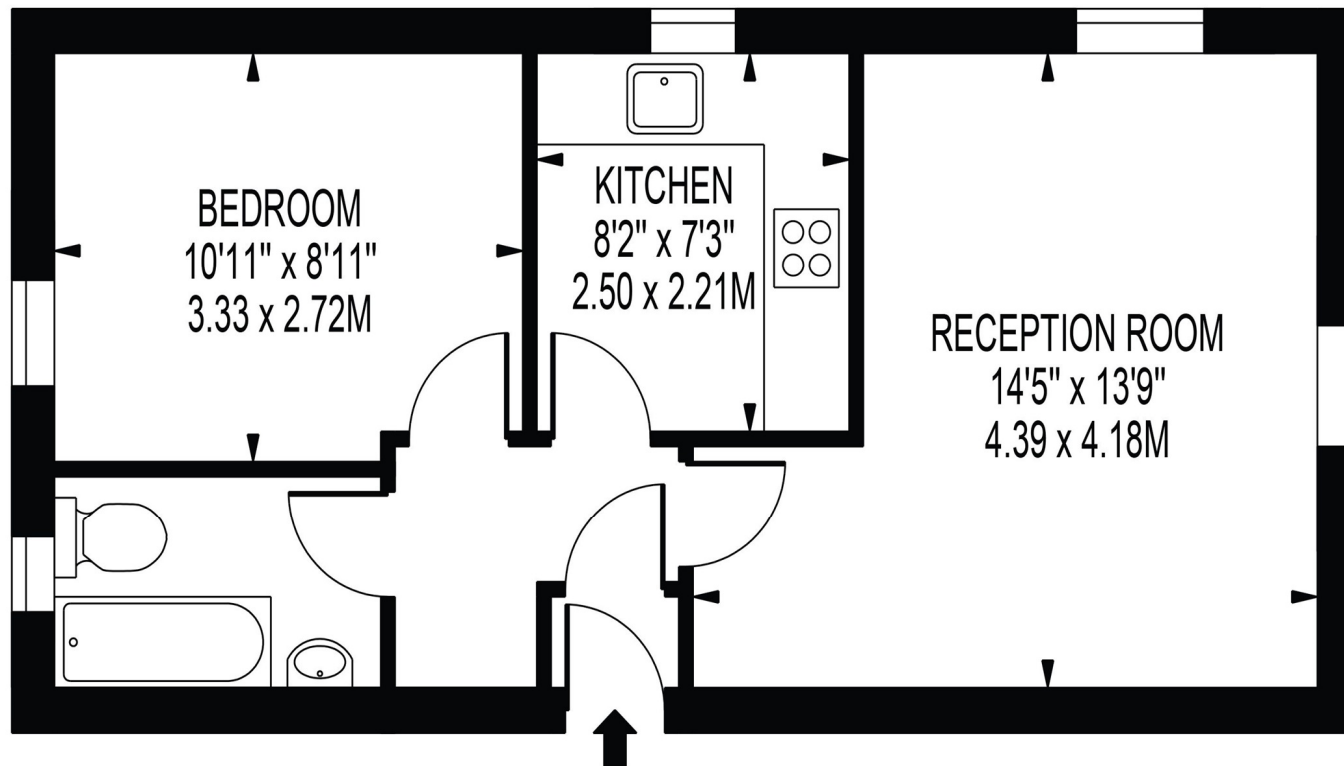
Elgin Road, Croydon

One bedroom apartment perfectly located for commuters just 30 mins to central London from your door and chain free. With potential to extend (STPP) this property is perfect for first time buyers and investors.



ELGIN ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 402 SQ FT - 37.38 SQ M



SECOND 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.
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Positioned on the top floor of an attractive period building, this bright and spacious one-bedroom apartment on Elgin Road offers character, flexibility, and convenience in equal measure. With no onward chain and lease extension included with the sale, it's ready for immediate occupation and offers exciting potential for future expansion (STPP).

The welcoming hallway leads into a beautifully light dual-aspect lounge - a generous space that easily accommodates both a comfortable living area and room for a dining table or home office setup. The separate kitchen features a clean, contemporary white finish with ample storage and a pleasant outlook through a well-placed window. The bedroom is a fantastic size, providing plenty of space for furniture, and all principal rooms will benefit from brand new carpet prior to completion. The bathroom is equally well-proportioned, with a full-sized bath and a window providing natural light and ventilation. Additional storage is available via a handy cupboard located in the hallway.

For those looking to further enhance the space, the property comes with completed architectural drawings for a loft extension - a superb opportunity subject to the usual planning permissions.

Welcome to

Elgin Road, Croydon

- One-bedroom
- 30 mins to Central London
- Potential to extend STPP
- Chain Free
- Move in ready
- Lease extension included

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 638.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 120 years from 25 Dec 1989.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£220,000



view this property online barnardmarcus.co.uk/Property/CRY110945



Property Ref:
CRY110945 - 0003

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Please note the marker reflects the
postcode not the actual property



barnard marcus



020 8680 9226



croydon@barnardmarcus.co.uk



50 Lower Addiscombe Road, CROYDON,
Surrey, CR0 6AA



barnardmarcus.co.uk