



The Exchange Scarbrook Road, Croydon CR0 1UH

Welcome to

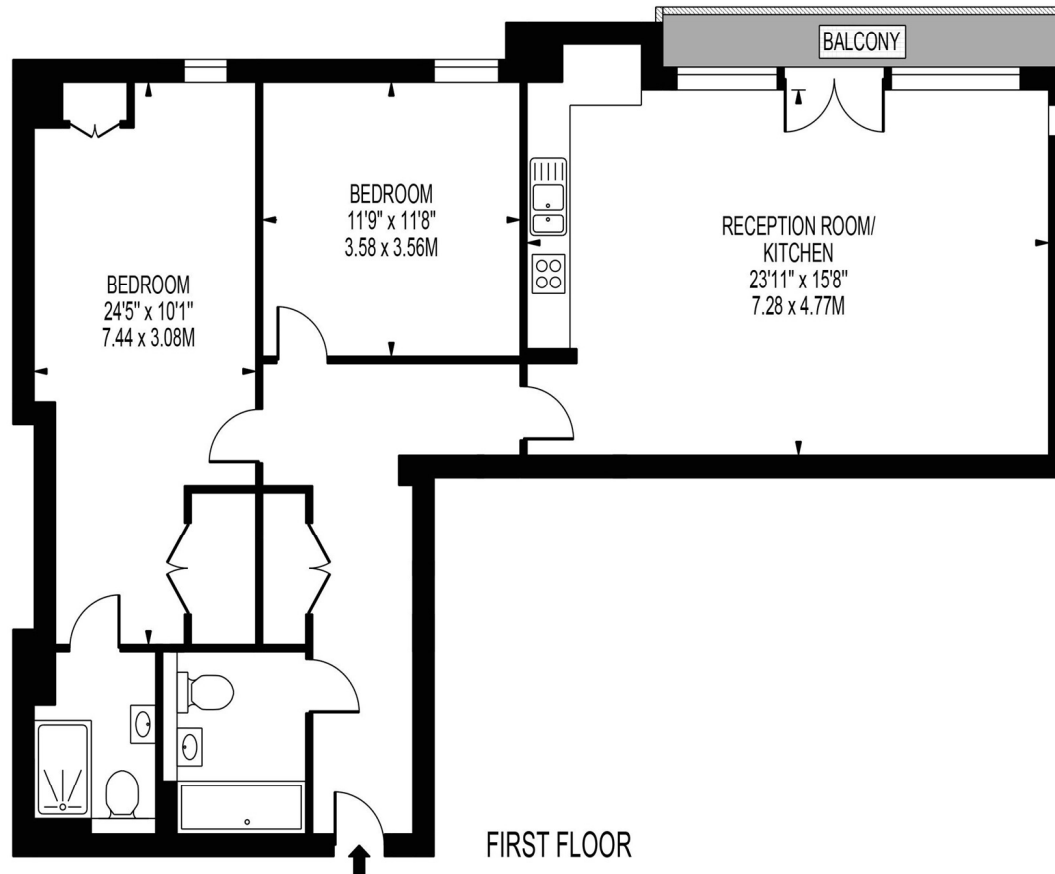
The Exchange Scarbrook Road, Croydon

****CHAIN FREE**** Elegant 2 Double Bedroom, 2 Bathroom exemplary finish apartment with soaring high ceilings and balcony situated walking distance to East Croydon Station.



THE EXCHANGE, SCARBROOK ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1018 SQ FT - 94.58 SQ M



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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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****CHAIN FREE****

Set within Scarbrook Road, this stunning first floor apartment offers contemporary living with impressive proportions, soaring high ceilings, and an abundance of natural light throughout. Finished to an exceptional standard, the property is ideal for buyers seeking style, space, and convenience in the heart of Croydon.

The apartment features a larger-than-average open-plan living area, seamlessly incorporating a spacious lounge, dedicated dining area, and a high-end fully integrated kitchen - all perfectly suited for modern living and entertaining. A door leads out to a private balcony providing a welcome outdoor retreat.

The generous master bedroom is a standout feature, offering ample space to create a dressing area or home office, benefiting from built-in wardrobes and a luxurious en-suite shower room with a sleek walk-in shower. The second double bedroom also includes fitted wardrobes and offers flexibility for guests or family.

A stylish family bathroom finished to a high standard complements the en-suite, and a separate utility/storage cupboard houses the washing machine with space for a tumble dryer, helping to keep the home clutter-free.

Additional benefits include lift access, secure entry, and proximity to East Croydon Station, local shops, restaurants, and other essential amenities, making this a great choice for commuters and urban professionals alike.

A rare find offering space, quality, and location - early viewings recommended.

Welcome to

The Exchange Scarbrook Road, Croydon

- High Ceilings
- Balcony
- En-suite to Master
- 2 Large Double Bedrooms
- Lift Access
- CHAIN FREE
- 1018 sq ft
- **Water rates are included in the service charge**

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 3281.36

Ground Rent: 350.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 31 Aug 2008. 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

£375,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY112893



Property Ref:
CRY112893 - 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.

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barnard marcus



020 8680 9226



croydon@barnardmarcus.co.uk



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



barnardmarcus.co.uk