



The Glade, Croydon CR0 7QD

welcome to

The Glade, Croydon

An exceptional new collection of 3 and 4-bedroom homes in the highly sought-after Shirley area, built by highly respected developer ASPI Homes, known for outstanding attention to detail. Within the Langley Park school catchment. Early reservations benefit from exclusive stamp duty incentives.



THE GLADE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1730 SQ FT - 160.72 SQ M

(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 153 SQ FT - 14.18 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.

Introducing an exciting new collection of beautifully designed 3 and 4-bedroom houses, coming soon to the desirable Shirley area. Developed by a highly respected builder with a reputation for quality craftsmanship and meticulous attention to detail, these homes combine contemporary elegance with practical family living.

Located in a prime residential setting, this exclusive development lies within the catchment for the highly regarded Langley Park Schools, making it a perfect choice for families. Residents will also benefit from excellent transport links, with direct bus routes to Elmers End train station offering convenient access to London and beyond.

Each home is thoughtfully laid out with spacious interiors, high-spec finishes, and energy-efficient features designed for modern lifestyles. Early buyers will enjoy a valuable advantage, with stamp duty incentives available for a limited time on early reservations-making now the ideal time to secure your future in this prestigious development.

Don't miss the opportunity to be part of this exceptional new community in one of Shirley's most sought-after locations.

Internal images from a neighbouring development by ASPI Homes - Show home available to view at this development

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The Glade, Croydon

- BRAND NEW 3&4 Bedroom Houses.
- In catchment for Excellent Schools.
- Off street Parking.
- 10 year structural homes warranty.
- Stamp duty Incentives for early reservations.
- Air source heat pumps.
- *Completion due Spring 2026*

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: E

£775,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY113030



Property Ref:
CRY113030 - 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.

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.



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