



Farquharson Road, Croydon CR0 2UH

welcome to
Farquharson Road, Croydon

Stunning split level conversion apartment, beautifully designed to allow for comfort and practicality, whilst being perfectly positioned on a residential road just a stones throw from West Croydon Station.

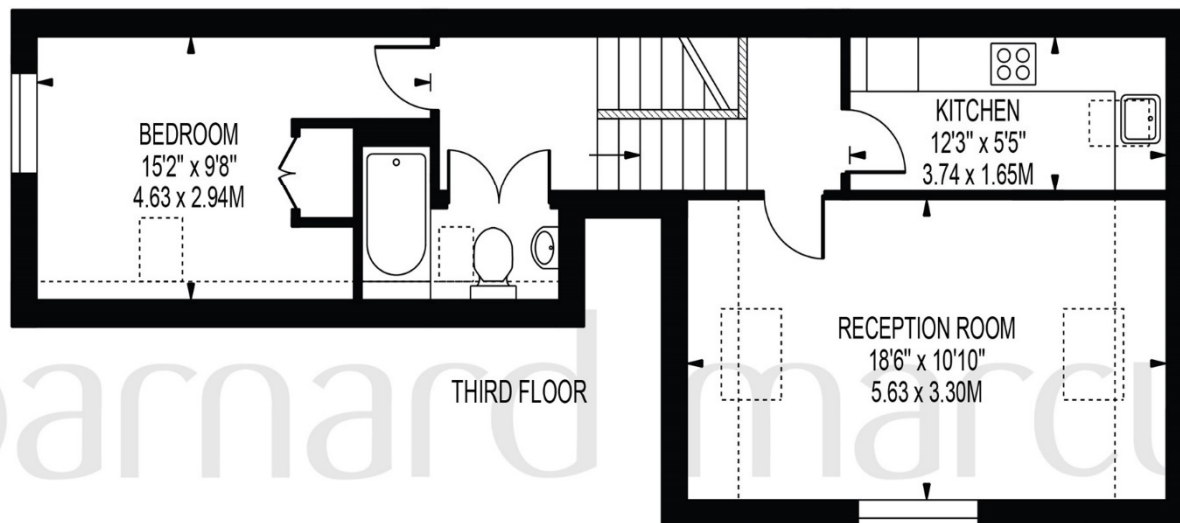


FARQUHARSON ROAD

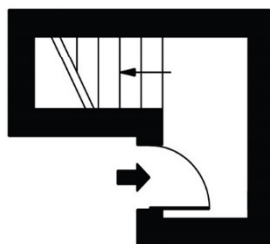
APPROXIMATE TOTAL INTERNAL FLOOR AREA: 560 SQ FT - 52.00 SQ M

(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 57 SQ FT - 5.30 SQ M



THIRD FLOOR



SECOND FLOOR
ENTRANCE

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.

Set on the top floor of an attractive period conversion on Farquharson Road, this beautifully presented one-bedroom split-level flat offers a unique, homely feel with a fantastic sense of space and light throughout. On entering, you're welcomed by high ceilings and a bright hallway that adds to the apartment's characterful and airy charm. The hallway is triple height creating a spacious, dramatic connection between the upper level kitchen, lounge, lower level bathroom and bedroom.

To the rear, the spacious double bedroom features a large window and additional skylight, flooding the room with natural light, with plenty of space for wardrobes and storage. The sleek, fully tiled bathroom includes a jacuzzi bath with overhead shower, custom wall mirror, and a skylight for added brightness.

The generous living room is a standout feature - with hardwood floors, large window, two skylights, eaves storage, and ample room for a lounge area, dining space, and even a work-from-home setup. The separate kitchen is well equipped with fitted appliances including gas cooker, oven, fridge freezer, dishwasher, and washing machine, with dining space for 2.

Tucked away on a quiet residential street just moments from West Croydon Station, this light-filled, well-designed apartment is perfect for first-time buyers looking for charm, space, and convenience.

welcome to

Farquharson Road, Croydon

- Share of Freehold
- No service charge
- Split Level
- Ample Storage
- Residential Street
- Stones throw from West Croydon Station

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jul 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£225,000



view this property online barnardmarcus.co.uk/Property/CRY112997



Property Ref:
CRY112997 - 0006

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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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