



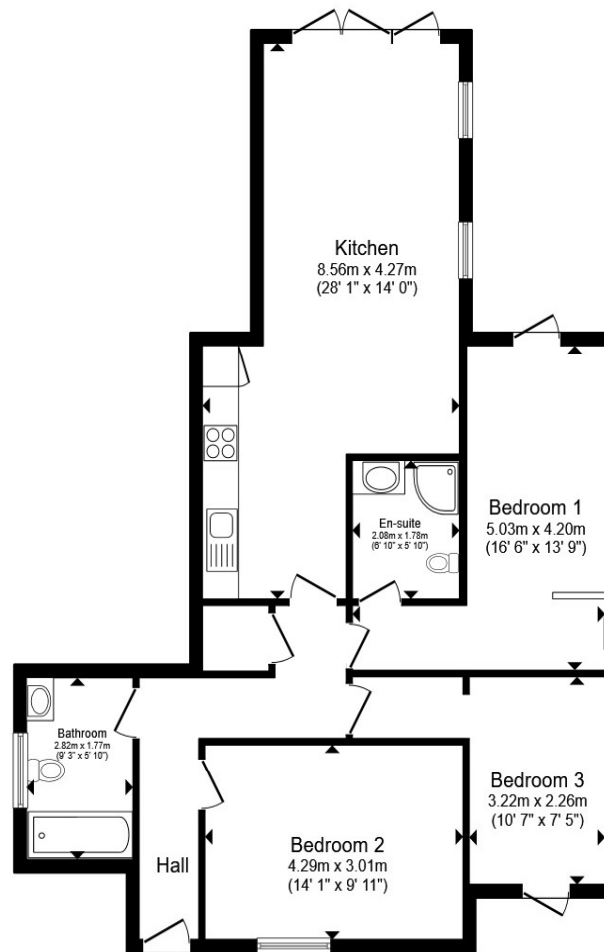
barnard marcus

Windmill Road, Croydon CR0 2XN

welcome to
Windmill Road, Croydon

This beautifully finished three-bedroom lower ground floor brand new apartment offers contemporary living in a highly convenient location close to West Croydon Station.





Upon entering the property, the welcoming hallway leads to a stylish family bathroom on the left and a spacious double bedroom on the right, ideal for guests or family members. Moving through the apartment, you arrive at the heart of the home - a generous open-plan kitchen, dining and living area, thoughtfully designed for modern living and entertaining.

Adjacent to the main living space are Bedrooms One and Three, with the principal bedroom benefiting from a sleek, private en-suite shower room. Large doors at the end of the kitchen flood the space with natural light and open directly onto a private outdoor patio area, perfect for relaxing or alfresco dining.

Finished to an excellent, high-end standard throughout, this impressive apartment is ideally suited to first-time buyers or anyone looking to step onto the property ladder while enjoying stylish, contemporary surroundings in a well-connected location.

Total floor area 84.3 m² (908 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Windmill Road, Croydon

- SHARE OF FREEHOLD
- NEW COVERED APARTMENT
- 3 BEDROOMS
- 2 BATHROOMS
- PRIVATE OUTSIDE SPACE
- EXCELLENT FINISH
- WALKING DISTANCE TO WEST CROYDON STATION
- SERVICE CHARGE BUDGET TBC

Tenure: Leasehold EPC Rating: Exempt

Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2026. Should you require further information please contact the branch. Please Note additional fees

could be incurred for items such as Leasehold packs. **£400,000**



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY113287



Property Ref:
CRY113287 - 0010

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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