



**Rectory Grove, Croydon CR0 4JA**



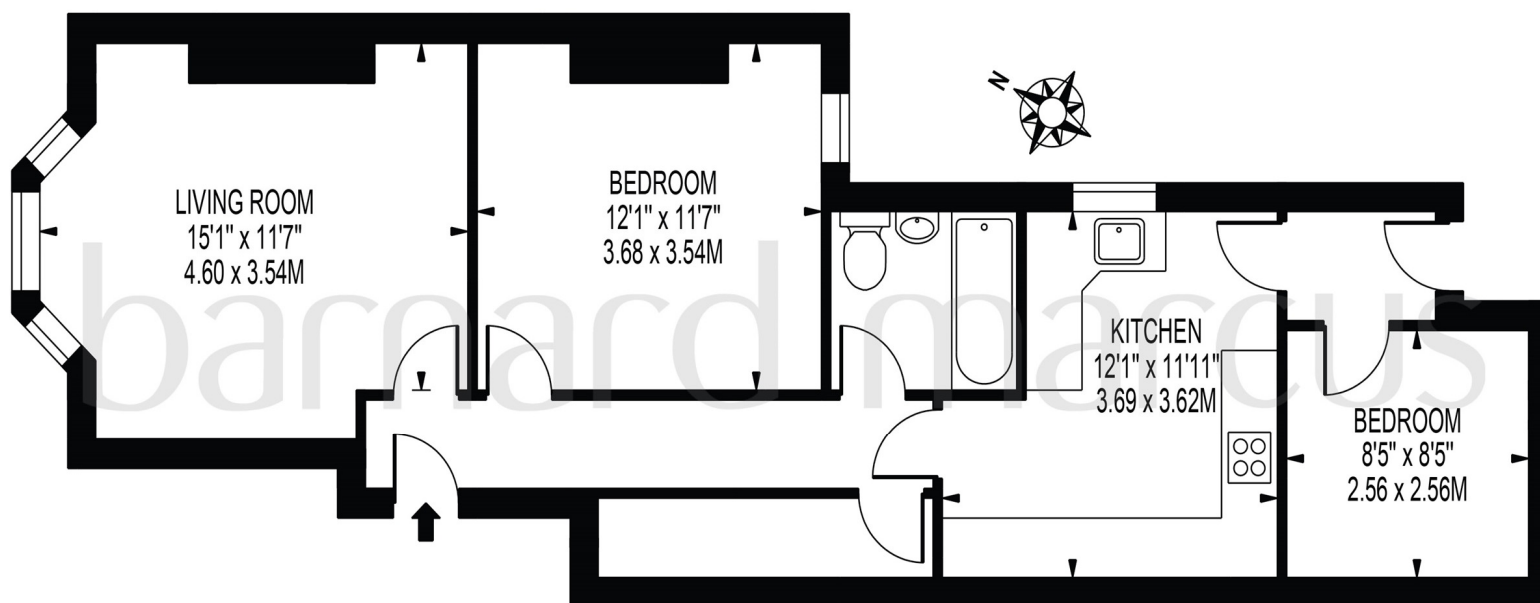
**welcome to**  
**Rectory Grove, Croydon**

Chain free 2 bedroom ground floor conversion apartment with off street parking and large garden. Benefiting from a brand new 999 year lease, no service charges and large and full of character, this property is ideal for first time buyers and investors alike.



## RECTORY GROVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 688 SQ FT - 63.91 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.

Situated on Rectory Grove, this two-bedroom ground floor conversion offers generous proportions, a private driveway, and a large garden. The bright living room at the front features high ceilings and a charming fireplace, while the master bedroom is also a great size with a large window for natural light. The kitchen is bigger than average with ample worktop and storage space, cleverly designed to make the most of the layout. The bathroom includes a full-size bath and a window for ventilation. At the rear, the second bedroom has a skylight and there is access onto a mature garden-ideal for relaxing or entertaining. While the property could benefit from cosmetic updating, such as new carpets, it presents an excellent opportunity for first-time buyers or investors, especially with potential to extend (STPP). Wandle Park is nearby, and both Reeves Corner tram stop and West Croydon station are just a short walk away.

Agents Note; The flat has not yet been registered at land registry and details of the lease are yet to be finalised. The vendor has advised that a Draft Lease will be created which would be finalised on completion in preparation for submission at Land Registry. The advertised lease details have been provided by the seller as a guide only and any additional costs are subject to confirmation. We recommend that you seek guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements.



welcome to

## Rectory Grove, Croydon

- Brand new 999 year lease
- Direct Access to large garden
- Chain Free
- Close to Wandle Park
- Good transport links

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Aug 2025.

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

**£290,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/CRY113023](https://barnardmarcus.co.uk/Property/CRY113023)



Property Ref:  
CRY113023 - 0006

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