



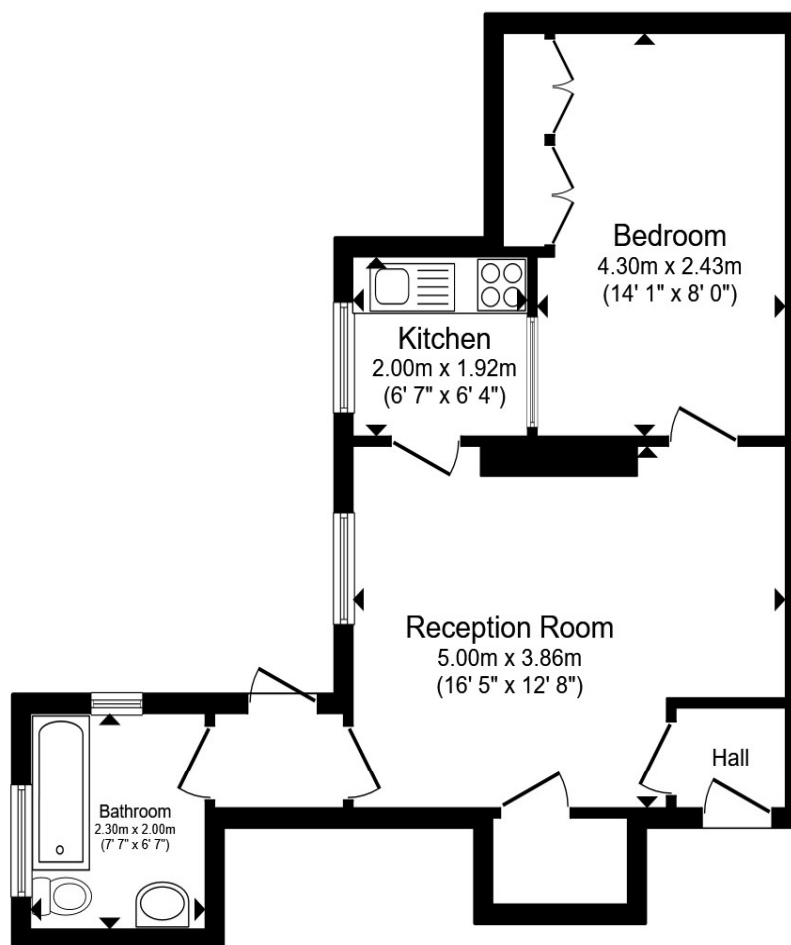
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**London Road, Croydon CR0 2TA**

**welcome to**  
**London Road, Croydon**

A 1 bedroom converted flat in West Croydon - investment opportunity - long lease - CHAIN FREE.





Total floor area 44.6 m<sup>2</sup> (481 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](http://www.propertybox.io)



This well presented first-floor conversion flat offers spacious and versatile accommodation, ideal for both first-time buyers and buy-to-let investors alike.

Upon entering the property, you are welcomed into a very large reception room, providing an excellent space for both living and dining, with a well-appointed kitchen positioned just off the main living area. The bedroom is generously sized and benefits from built-in storage, offering practicality without compromising on space. A bright and well-proportioned bathroom completes the accommodation.

The property is maintained in good condition throughout and further benefits from reasonable annual charges and making it an attractive and low-maintenance purchase, The lease is being extended to 174 Years.

Conveniently located in the heart of West Croydon, the flat enjoys easy access to West Croydon station, providing excellent transport links, as well as the town centre with its wide range of shops, amenities, and local facilities.

An excellent opportunity for those looking to get onto the property ladder or for investors seeking a strong rental prospect in a well connected area.

## welcome to London Road, Croydon

- 1 Bedroom
- Good condition
- Low annual charges
- Long lease on Completion
- Close to West Croydon station
- CHAIN FREE

Tenure: Leasehold EPC Rating: E

Council Tax Band: B Service Charge: 911.00

Ground Rent: 600.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £170,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/CRY113262](https://barnardmarcus.co.uk/Property/CRY113262)



Property Ref:  
CRY113262 - 0003

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