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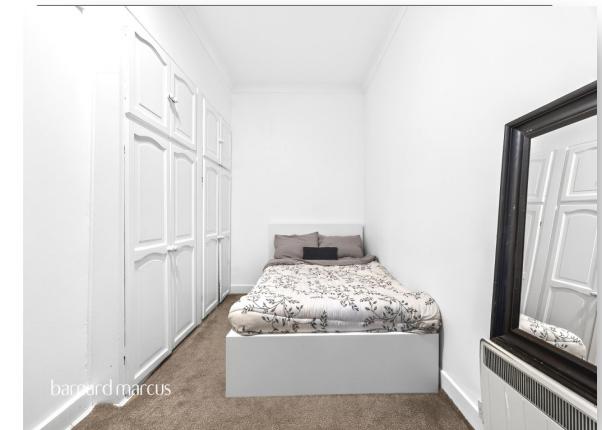
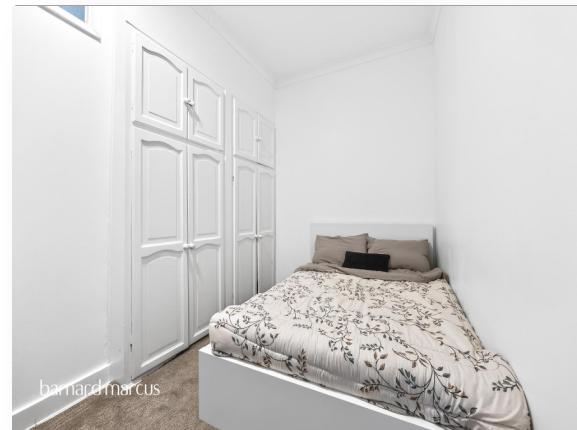
**London Road, Croydon CR0 2TA**

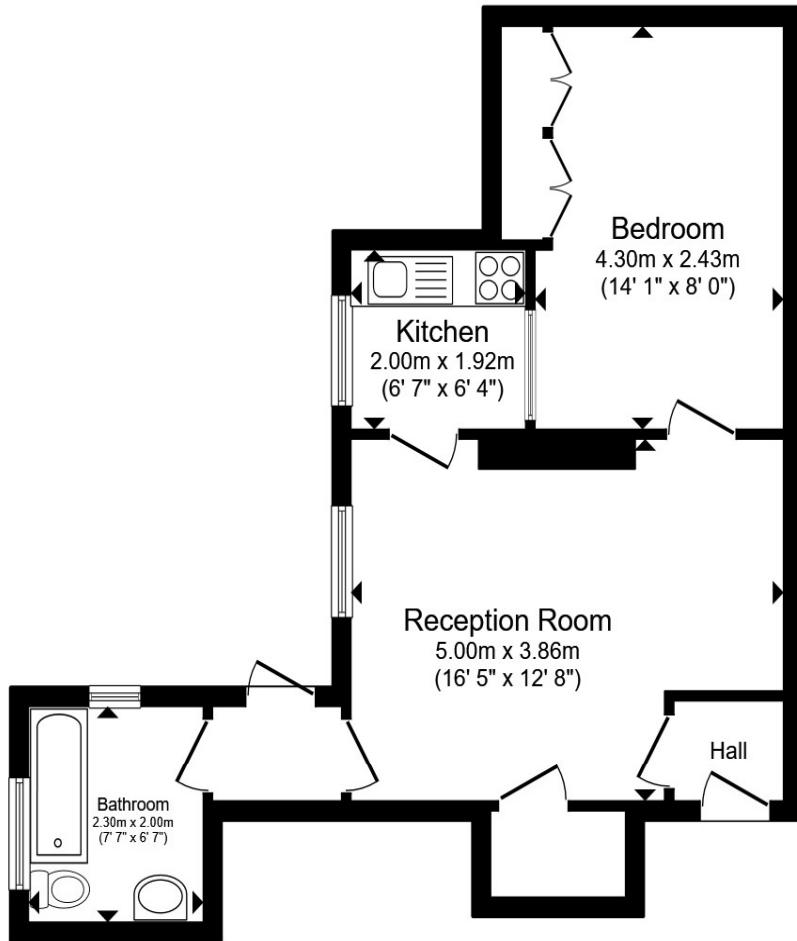


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**welcome to  
London Road, Croydon**

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

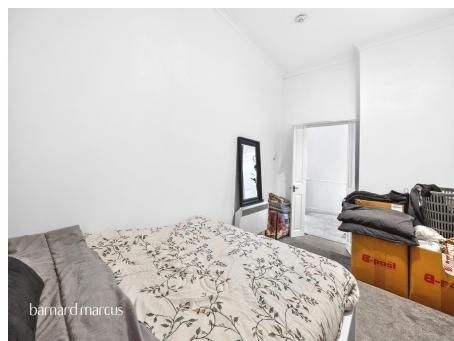
Tenure: Leasehold EPC Rating: E

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



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

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.



Property Ref:  
CRY113262 - 0003

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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