



**Mayfield Road, South Croydon CR2 0BF**

**welcome to**  
**Mayfield Road, South Croydon**

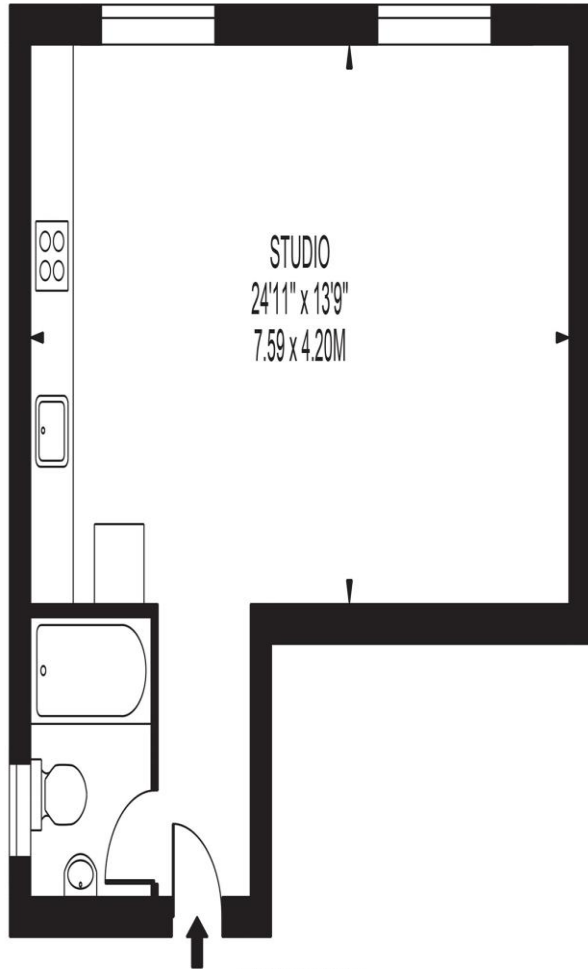
A spacious first floor Victorian conversion Studio flat comprising of a large studio area, fitted kitchen, modern bathroom and large communal gardens. The property further benefits from a long lease.

The property is conveniently located for Sanderstead Station and Purley Oaks Station which provide fantastic links into London. There are many local amenities nearby such as Tesco Express, Family Choice convenience store, Coco & Nut Coffee Co, Station Fish & Chips and then further down into South Croydon you have the popular South End Restaurant Quarter which offers a vast range of different cuisines and bars. The property is surrounded by greenery with South Croydon Recreation Ground, Purley Downs Golf Club and Purley Beeches on its doorstep.



# MAYFIELD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 417 SQ FT - 38.74 SQ M



FIRST FLOOR

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.  
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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.



welcome to

## Mayfield Road, South Croydon

- Studio
- Fitted Kitchen
- Modern Bathroom
- Communal Gardens
- Walking Distance to Sanderstead Station

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2005. 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

**£155,000**



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/SAN106772](https://barnardmarcus.co.uk/Property/SAN106772)



Property Ref:  
SAN106772 - 0010

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