



Aston House, West Hill, South Croydon CR2 0SB

welcome to

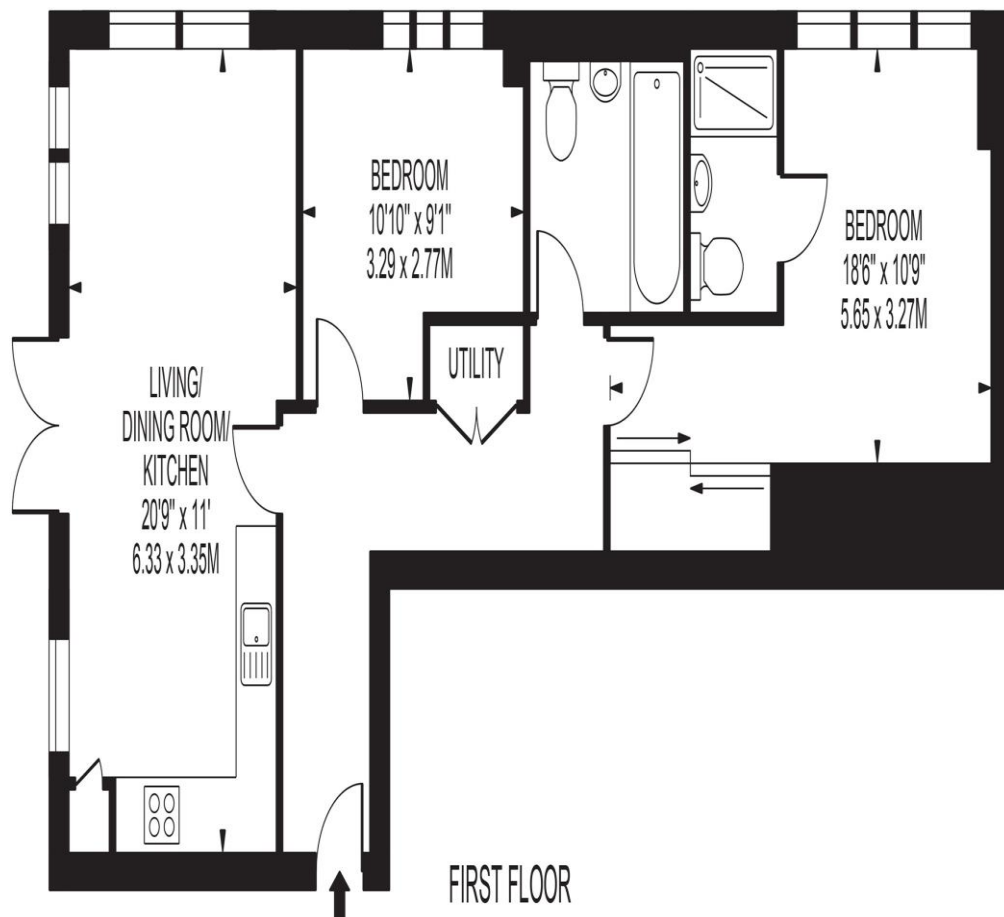
Aston House West Hill, South Croydon

Welcome to Aston House where you will find a luxury first-floor, two double bedroom apartment with a spacious open plan reception room with modern fitted kitchen and integrated appliances, large master bedroom with luxury en-suite shower room, a large second bedroom which is also a double and a luxury family bathroom. The property further benefits from a large terrace which is south west facing, large communal garden with bike shed, EV Charger, safe fob key entrance to building, fitted alarm system inside, allocated parking space and a long lease. Aston House is located at the bottom of West Hill which is conveniently an approx. 5 minutes' walk from Sanderstead Station with Purley Oaks Station also nearby which provide fantastic links into London. There are many local amenities including a Waitrose, Tesco Express and a short walk away is the ever popular South End Restaurant Quarter and BoxPark near East Croydon station. The property is surrounded by greenery with Croham Hurst Woods, Purley Beeches, Croham Hurst Golf Club and Purley Downs Golf Club. There are many private and public schools such as Ridgeway, Cumnor House Boys, Oakwood School, Atwood, Whitgift School, Trinity and Riddlesdown Collegiate. Mainline rail connections will be around 5 minutes walk, the station operates both Southern and Thameslink services with typical commute times of little over 22 minutes into London Victoria or London Bridge. The north-south rail connections provide a vital artery for the town, enhancing commuter travel and bringing East Croydon to a 6 minute direct hop from Sanderstead or Purley Oaks.



ASHTON HOUSE, WEST HILL

APPROXIMATE GROSS INTERNAL FLOOR AREA: 684 SQ FT - 63.53 SQ M



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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.



Location

Smart Living

Security

Heat & Light

Communal Areas

welcome to

Aston House West Hill, South Croydon

- Luxury Apartment
- Two Bedrooms
- Spacious Open Plan Reception Room With Modern Fitted Kitchen and Integrated Appliances
- Luxury Family Bathroom
- Luxury En-Suite Shower Room

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 2111.42

Ground Rent: 420.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£425.000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN107355



Property Ref:
SAN107355 - 0008

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