



barnard marcus

**West Hill, South Croydon CR2 0SB**



## **welcome to**

### **West Hill, South Croydon**

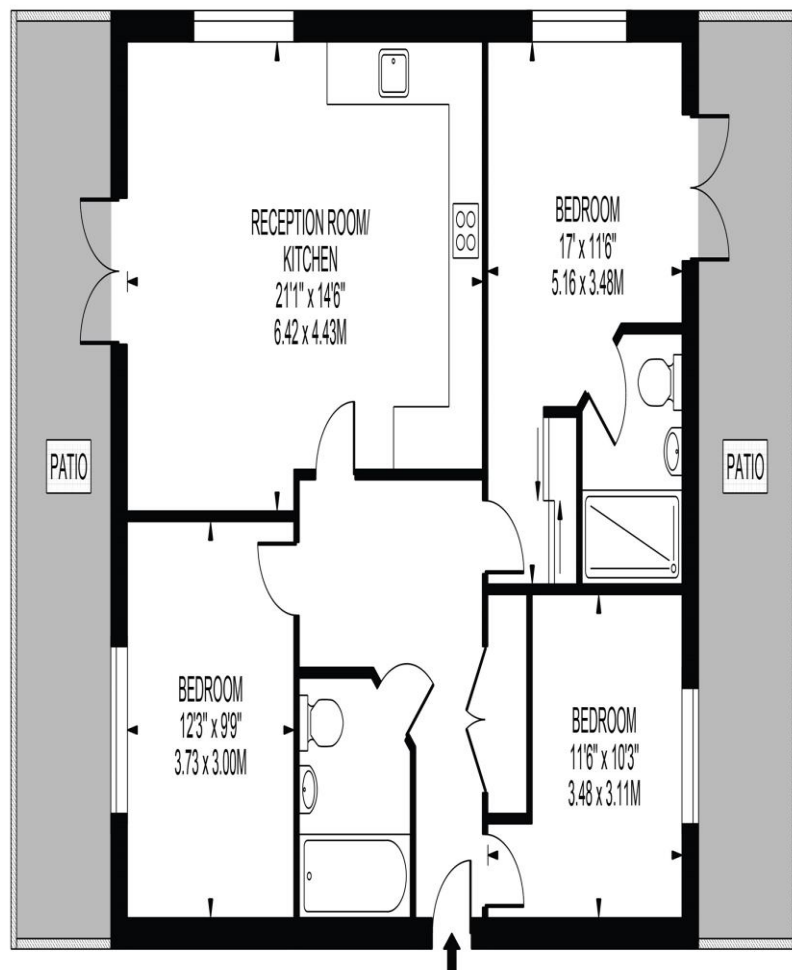
A stylish and modern three bedroom ground floor apartment comprising of a large open plan reception with modern fitted kitchen and integrated appliances, three bedrooms with master bedroom benefiting from an en-suite shower room, a modern family bathroom and two private terraces. The property further benefits from under floor heating throughout and B EPC rating meaning it is very energy efficient. The property is offered to the market in excellent decorative order throughout, comes with off street parking, secure video entry system and is chain free.

The property 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, Whiftgift School, Trinity and Riddlesdown Collegiate.



# WEST HILL

APPROXIMATE GROSS INTERNAL FLOOR AREA: 889 SQ FT - 82.60 SQ M



GROUND 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.  
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.



welcome to

## West Hill, South Croydon

- Ground Floor
- Three Bedrooms
- Spacious Open Plan Reception Room With Modern Fitted Kitchen
- Two Bathrooms
- Two Private Terraces

Tenure: Leasehold EPC Rating: B

Council Tax Band: E Service Charge: 2042.61

Ground Rent: 564.39

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2015. 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

**£450 000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SAN107364 - 0007

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.

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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