



West Hill, SOUTH CROYDON CR2 0SB

welcome to
West Hill, SOUTH CROYDON

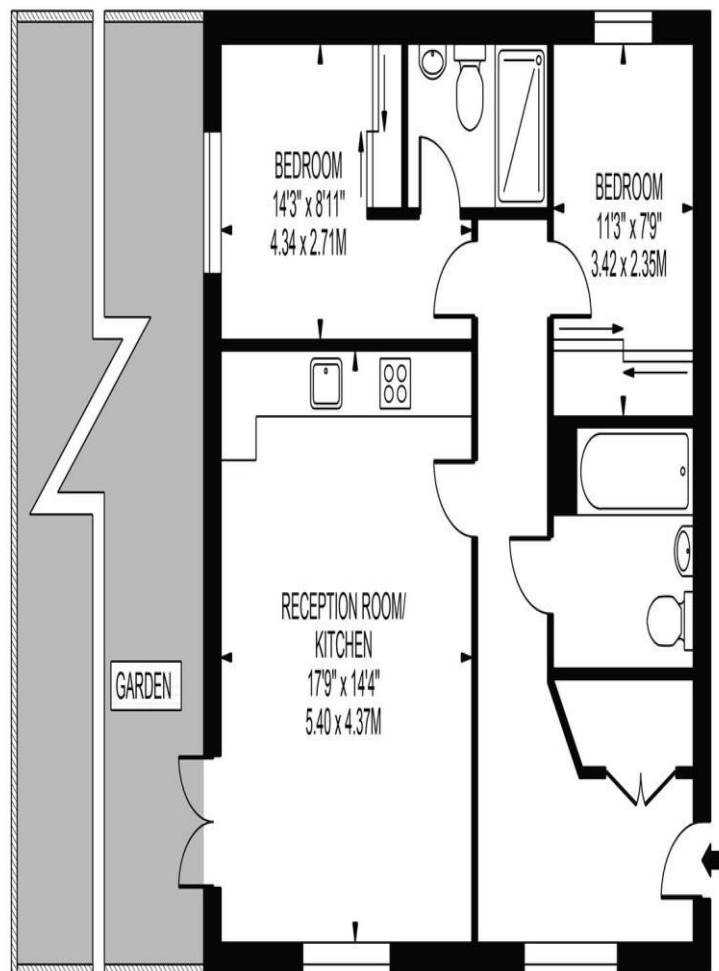
***Modern ground floor apartment with
private garden.***

This well-presented ground floor apartment offers a blend of modern living and convenience. The property comprises two generously sized double bedrooms, with the principal bedroom benefiting from a stylish en-suite bathroom. A second, well-appointed bathroom serves guests and the second bedroom. The heart of the home is an open plan kitchen and living area, designed with contemporary fittings and ideal for both everyday living and entertaining. Large doors open out to a private garden, offering a rare and desirable outdoor space perfect for relaxation or al fresco dining. The property also includes the added benefit of allocated parking.



WEST HILL

APPROXIMATE GROSS INTERNAL FLOOR AREA: 715 SQ FT - 66.42 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.



Situated on a quiet residential road, the location combines suburban tranquillity with excellent connectivity. The area is well regarded for its green surroundings and close proximity to local amenities, schools, and transport links. Nearby Sanderstead and Purley Oaks stations offer regular rail services to London, making it a popular choice for commuters. This apartment is ideal for professionals, couples, or small families seeking a comfortable home with great access to both nature and city life.

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- Ground Floor Apartment
- Two Double Bedrooms
- Two bathrooms (One En-suite)
- Open Plan Kitchen/Living Room
- Private Garden

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 2042.62

Ground Rent: 546.39

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

£390,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN107670



Property Ref:
SAN107670 - 0006

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.

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barnard marcus



020 8651 6363



sanderstead@barnardmarcus.co.uk



Station Approach, Sanderstead, SOUTH
CROYDON, Surrey, CR2 0PL



barnardmarcus.co.uk