



**PORTFOLIO**  
from



barnard marcus

Temple Road



*A unique 2 double bedroom top floor modern purpose built apartment, in a small bespoke development in ever popular Temple Road.*



Arranged with just three other similar apartments and designed with a flemish exterior look, this lovely flat is located within minutes of South Croydon station, tram links, the green space of Lloyd Park and the gleaming metropolis of Croydon is close by with its array of restaurants, bars, culture and the popular Box Park, as well as East Croydon station being approx. ½ mile away. The apartment boasts 921 sqft of space with a garage, parking space and landscaped communal garden.







51c

51c



This Share Of Freehold has an ample sinking fund accrued, light and has a spacious reception room with a modern kitchen with breakfast bar area, 2 double bedrooms, contemporary bathroom and double glazing. Situated in a cul de sac style road, it inhabits a leafy suburb of South Croydon with the local boutique shops of South End within minutes. Approx. 30 minutes to London and approx 25 minutes to M25 London makes this an ideal proposition for the discerning buyer.

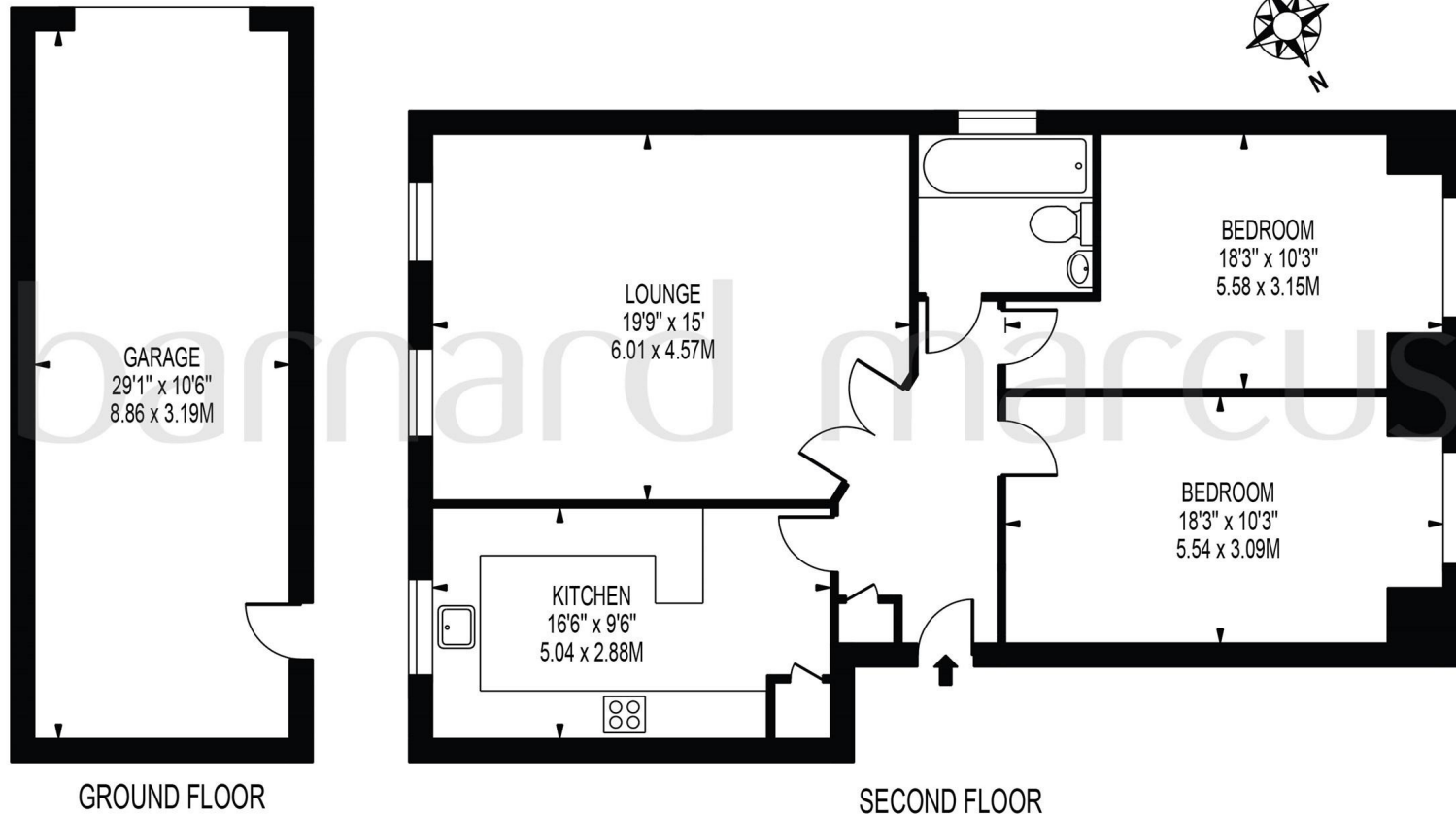


# TEMPLE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 921 SQ FT - 85.53 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 304 SQ FT - 28.26 SQ M



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 Temple Road

## £375,000

- Share Of Freehold
- 2 Double Bedrooms
- Close to South Croydon and East Croydon Station
- Shops, Bars and Restaurants Close By

Tenure: Leasehold

EPC Rating: D

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To find out more information or to arrange a viewing call

## 020 8681 6744

or email [SouthCroydon@barnardmarcus.co.uk](mailto:SouthCroydon@barnardmarcus.co.uk)  
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[barnardmarcus.co.uk](http://barnardmarcus.co.uk)

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