



Temple Road, Croydon CR0 1HU

Welcome to

Temple Road, Croydon

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.

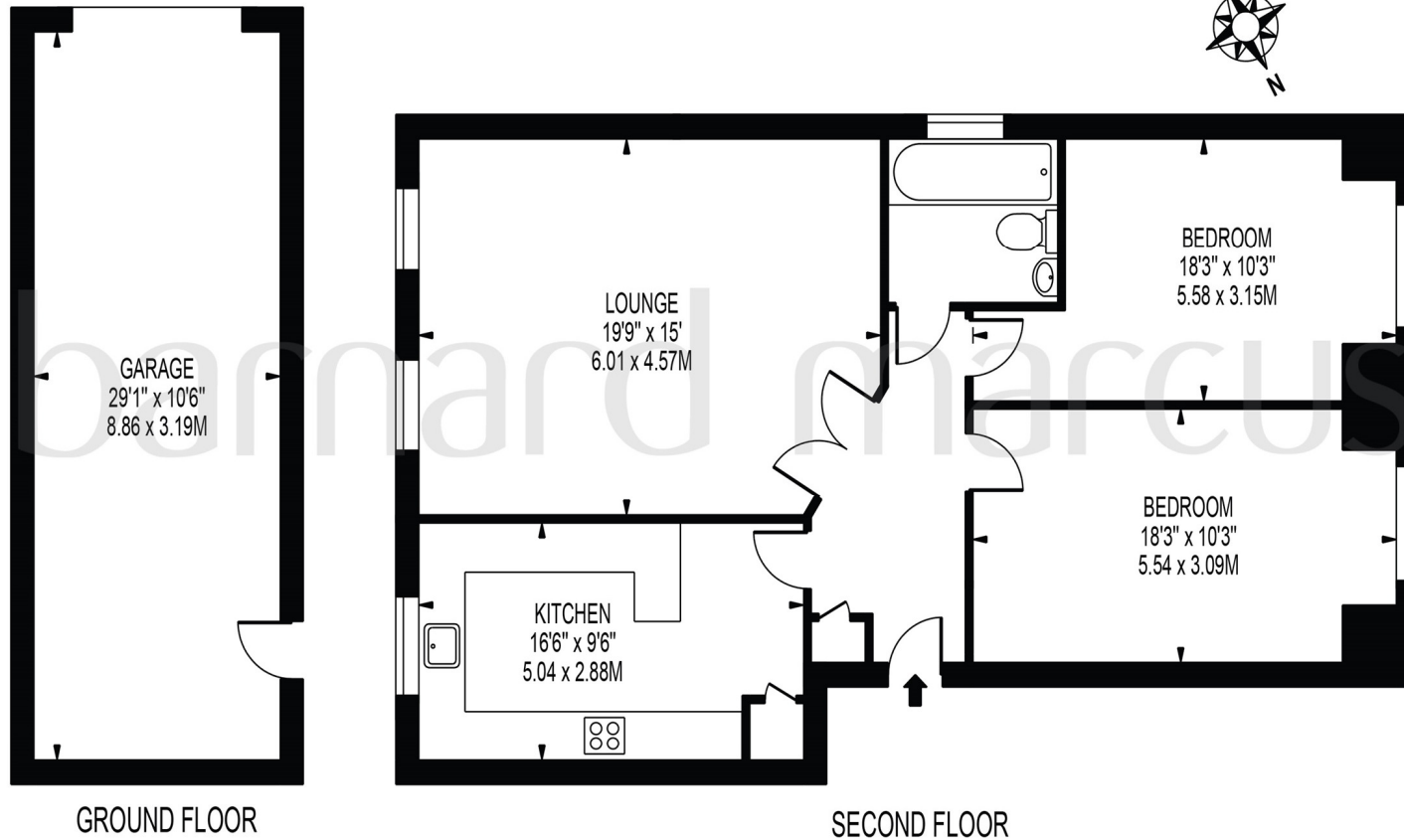


TEMPLE ROAD

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



GROUND FLOOR

SECOND 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.

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. 1/2 mile away. The apartment boasts 921 sqft of space with a garage, parking space and landscaped communal garden. 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.

Welcome to

Temple Road, Croydon

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

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£370,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS108848



Property Ref:
SCS108848 - 0009

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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