



PORTFOLIO
from

 **barnard marcus**

Whitgift Heights Haling Park Road

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*Welcome to Whitgift Heights, an exclusive development of four-bedroom townhouses with parking nestled in the heart of South Croydon in the exclusive Whitgift area. *summer incentives available**



These contemporary family homes offer a blend of contemporary living for professionals and functionality for families wishing to be close to all amenities.

SHOW HOME IS AVAILABLE TO VIEW NOW.

Each townhouse boasts a separate luxury fitted kitchen installed by Lime Design with matt and wood contemporary design, integrated appliances quartz worktops with Amtico LVT flooring. The light and airy hallway leads to a spacious downstairs WC and through to the large lounge/diner with feature Crittall doors.

The first floor offers 2 large double bedrooms with floor to ceiling windows boasting the natural light throughout. Both bedrooms include en-suite bathrooms that are fully tiled and finished perfectly with Crosswater brassware. The second floor welcomes you with a large landing, 2 large double bedrooms and bathroom fully tiled with bath and separate shower. The loft space can be accessed via the built in ladder with fully boarded ceiling offering exceptional storage space.



GETTING AROUND AND SCHOOLS:

Whitgift Heights is ideally connected for the professional family lifestyle. With South Croydon station being 0.6 miles away with connections to London bridge in 22 minutes and London Victoria in 28 minutes, making these ideal for commuters. There are also Local schools for the development are as follows:

Nurseries:

Little learner Nursery - on regular bus routes for traveling in and out of the area and for children for school accessibility.

Haling Park Road:

Immanuel Day nursery and pre-school on Haling Park Road

Primary Schools - Harris Primary Academy on Haling Park Road

Elmhurst Private school - South Park Hill Road

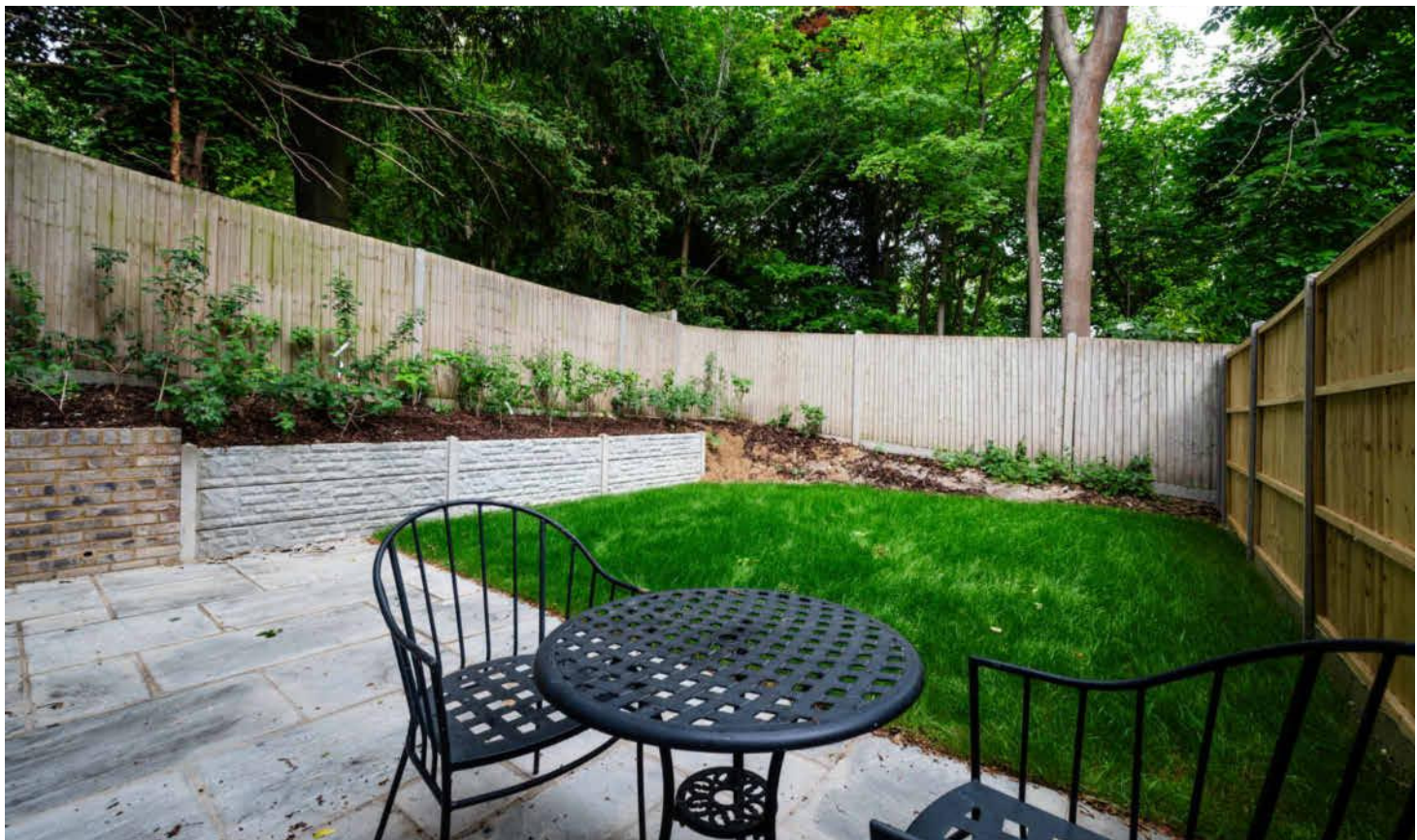
Purley Oaks Primary and Nursery - Purley Oaks Road

Whitgift Private School - Whitgift Road



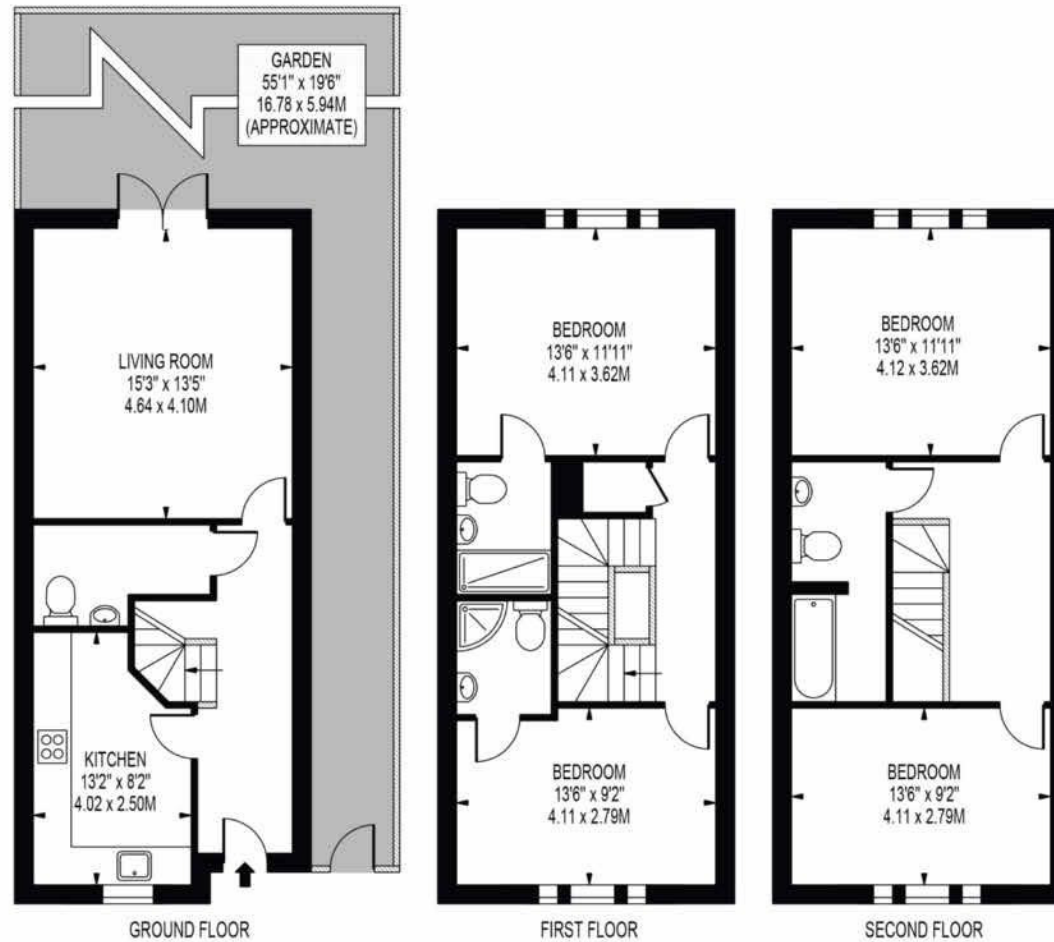


The Crittall doors lead to the beautiful, secluded garden, sandstone patio and then laid to lawn perfect for those summer evenings.



WHITGIFT HEIGHTS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1368 SQ FT - 127.12 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

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summer incentives available

Price

£725,000

- Parking and E.V chargers for each home
- 10 year new build warranty and solar panels for your home efficiency
- Secluded location within walking distance to South Croydon station

EPC Rating: C

Council Tax Band: TBC

Tenure: Freehold



To find out more information or to arrange a viewing call

020 8681 6744

or email SouthCroydon@barnardmarcus.co.uk

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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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