



**Kingsdown Avenue, South Croydon CR2 6QL**



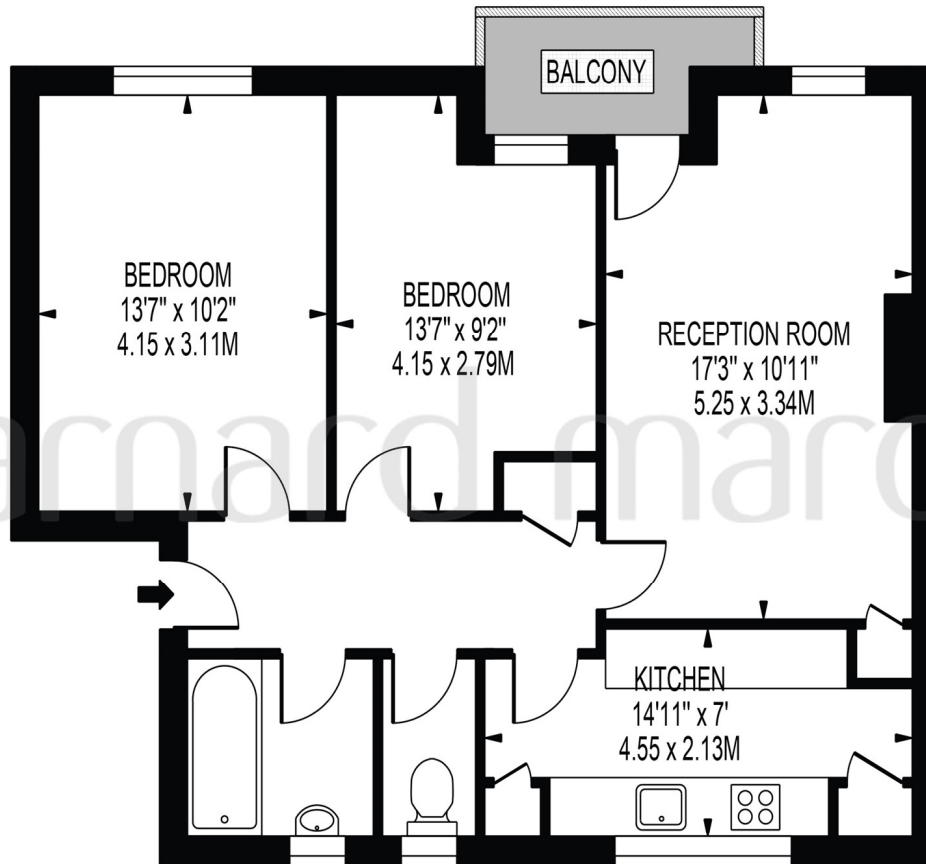
## welcome to Kingsdown Avenue, South Croydon

This spacious first-floor, purpose-built apartment with two double bedrooms is located on the highly sought-after Kingsdown Avenue in South Croydon. The property boasts larger-than-average rooms throughout, including a generous reception area, kitchen, bathroom, and bedrooms, and enjoys stunning, uninterrupted views across Sanderstead and South Croydon. Residents benefit from communal gardens, non-allocated parking, and the property is offered to the market with no onward chain. Ideally situated for commuters, it's within walking distance of Purley Oaks and Sanderstead train stations, offering direct links to London Bridge, Victoria, and East Croydon, while local bus routes provide easy access to Croydon town centre and surrounding areas. Families will appreciate the excellent selection of nearby nurseries such as Bright Horizons Purley and Number 9 The Nursery, as well as highly regarded schools including Harris Primary Academy Haling Park, Purley Oaks Primary, and Harris Academy Purley. Independent options like Whitgift School and Croydon High School are also within reach, making this an ideal home for professionals and families alike. The lease is currently undergoing extension and will be increased to 125 years.



## KINGSDOWN AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 681 SQ FT - 63.26 SQ M



FIRST 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.

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

welcome to

## Kingsdown Avenue, South Croydon

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyer's fees apply.
- Two Bedrooms
- Stunning Elevated Views
- Excellent Transport Links
- Communal Gardens & Parking
- Great Local Schools & Nurseries

Tenure: Leasehold EPC Rating: C  
Council Tax Band: C Service Charge: 800.00  
Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 26 Apr 1982.  
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£250,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SCS109788](https://barnardmarcus.co.uk/Property/SCS109788)



Property Ref:  
SCS109788 - 0008

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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