



Old School Place, Croydon CR0 4GA

welcome to

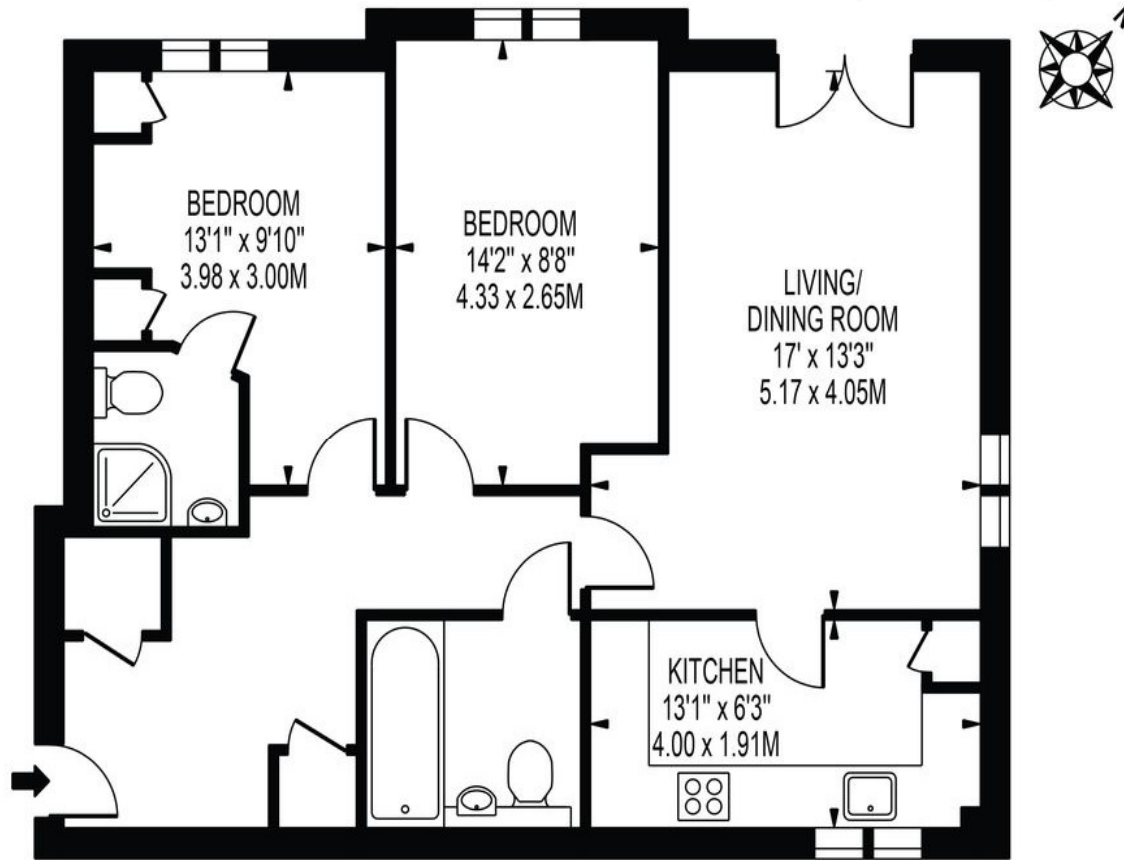
Old School Place, Croydon

Stylish two-bedroom apartment with new bathrooms, and flooring and a short walk to Waddon Train Station. Includes allocated parking, electric heating, and access to a communal garden.



OLD SCHOOL PLACE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 733 SQ FT - 68.10 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.

Tucked away in a well-maintained development near Duppas Hill Recreation Ground, this stylish two-bedroom, two-bathroom apartment offers a bright and contemporary living environment with a practical layout and a host of recent upgrades. With a generous 733 sq ft of internal space, the home is ideal for professionals, first-time buyers, or downsizers seeking comfort, convenience, and excellent transport links.

The apartment features a kitchen with sleek cabinetry and integrated appliances, set in a separate kitchen layout that keeps cooking and entertaining distinct. The spacious living/dining room is flooded with natural light from large windows and finished with new flooring, creating a warm and inviting atmosphere. Both bedrooms are well-proportioned, with the principal bedroom benefiting from an ensuite shower room, while the main bathroom is separate.

Additional features include electric heating throughout (no gas), allocated parking, and access to a communal garden exclusively for residents. The property also boasts a good lease, making it a secure and attractive investment.

Located just a short walk from Waddon Station (0.2 miles) and Wandle Park Tram Stop (0.6 miles), the property offers fast and frequent connections into Central London and beyond. The area is well-served by local bus routes and is within easy reach of the A23 and M25 for those who drive.

Residents will enjoy proximity to Duppas Hill Park, a large green space perfect for walks, picnics, and outdoor activities. The nearby Croydon town centre offers a wide range of shops, restaurants, cafés, and leisure facilities, while local schools and gyms are also within easy reach.

This is a rare opportunity to secure a move-in-ready home in a peaceful yet well-connected location. Early viewing is highly recommended.

welcome to Old School Place, Croydon

- First floor flat
- Two bedrooms
- Two bathrooms
- Allocated parking
- Close to Waddon Station

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1894.36

Ground Rent: 160.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2002.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Price

£275,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS109785



Property Ref:
SCS109785 - 0005

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8681 6744



SouthCroydon@barnardmarcus.co.uk



17 Selsdon Road, SOUTH CROYDON, Surrey,
CR2 6PY



barnardmarcus.co.uk