



**Harewood Road, South Croydon CR2 7AT**



**welcome to**

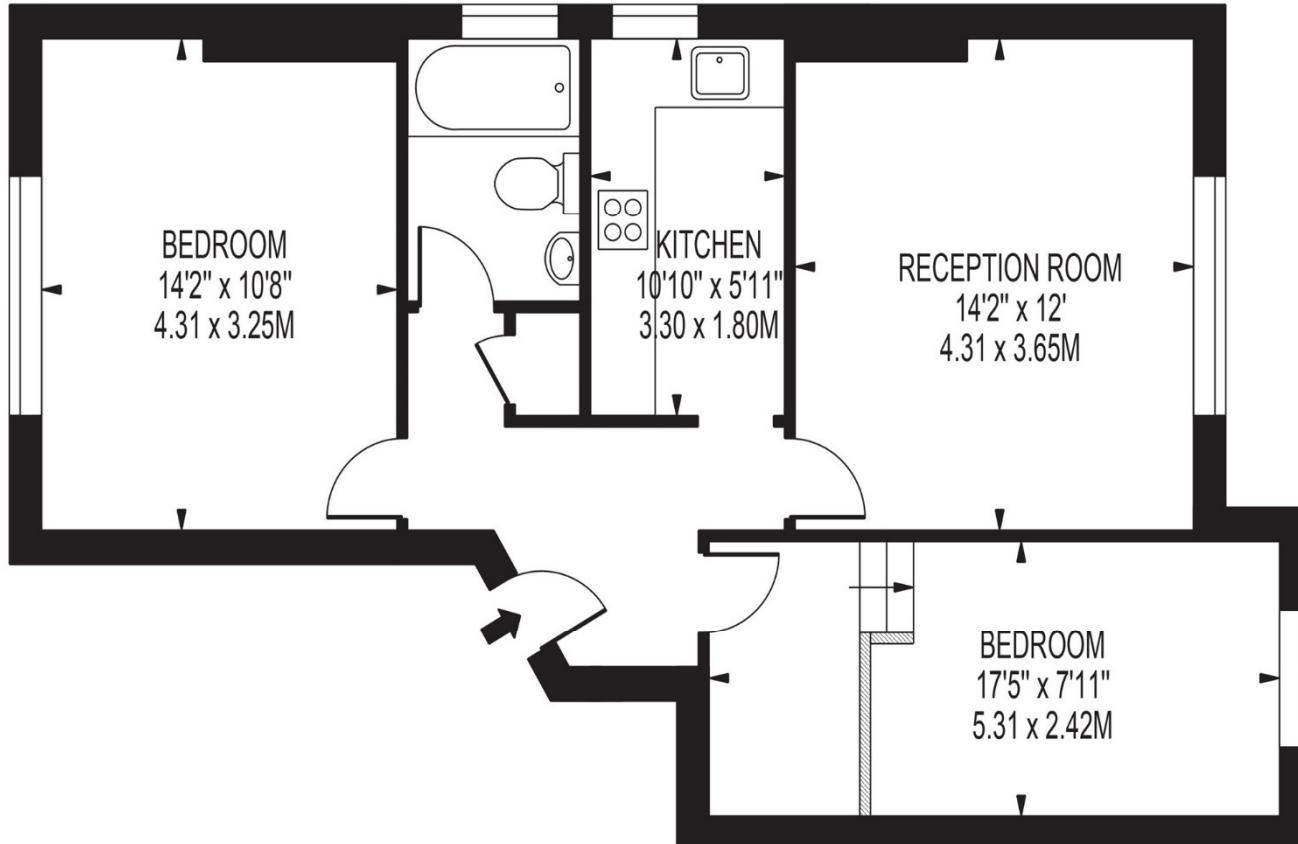
## **Harewood Road, South Croydon**

Barnard Marcus are proud to present this attractive two-bedroom first floor conversion flat on sought after Harewood Road.



# HAREWOOD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 658 SQ FT - 61.16 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.

An attractive two-bedroom first-floor conversion set on the sought-after Harewood Road. The property offers two genuine double bedrooms, both of which have previously accommodated double beds. The second bedroom also provides space for a wardrobe and desk, making it ideal for home working or guests. Further accommodation includes a bright reception room, separate kitchen and family bathroom, with the added benefit of communal gardens. Ideally located within walking distance of South Croydon station, offering excellent links into London Bridge, Victoria, and Gatwick, as well as close proximity to the popular South End restaurant quarter and local green spaces. Long lease and well suited to commuters and professionals.

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## Harewood Road, South Croydon

- Two genuine double bedrooms
- Space for wardrobe and desk in the second bedroom
- Bright reception room
- Separate kitchen and family bathroom
- No ground rent.

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1200.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Jun 2006.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

Offers in excess of

**£280,000**



**view this property online** [barnardmarcus.co.uk/Property/SCS109890](http://barnardmarcus.co.uk/Property/SCS109890)



Property Ref:  
SCS109890 - 0003

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.



Please note the marker reflects the  
postcode not the actual property



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