



barnard marcus

Stanley Road, Croydon CR0 3QB

welcome to Stanley Road, Croydon

This charming and unique one-bedroom first-floor converted apartment offers bright and airy spacious accommodation throughout.

It features a superb modern open-plan kitchen and reception area with space for dining, ample storage, and a double bedroom. The property also includes a tiled three-piece bathroom and a private balcony, perfect for relaxing outdoors. Ideally located with excellent transport links and close proximity to Croydon town centre, this apartment provides easy access to shopping, restaurants, and a wide range of amenities.

Vendor Comments:

"I've lived here for nine years; the time has flown by, and it feels like home. I'm leaving London after being here for 25 years, so I'm selling my flat. It's such a unique flat; whenever people visit for the first time, they comment on how nice it is and how it differs from every other flat. My favourite thing about it is the high ceilings, which you don't see in one-bedroom flats. The home is so light and airy, but it never gets cold. I love telling people it's a converted pub built in the late 1800s. It has much character in the building and the flat itself. I love the fact that it is not a boring cube! The neighbours are lovely, too. The building has only five flats, so it feels very communal and safe, and we all look out for each other. The flat is well-positioned for transport, and there are regular buses to central Croydon and East/West Croydon stations. Central Croydon is also walkable in about 20- 25 minutes, including the popular Boxpark with fantastic food. Ikea is only a 15-minute walk away, too. Croydon has excellent transport links. From East Croydon station, you can get to London Bridge or Victoria in 17 minutes and Gatwick in 16 minutes, so it is very well placed for all your transport needs."



STANLEY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 514 SQ FT - 47.71 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.



welcome to

Stanley Road, Croydon

- One bedroom
- Conversion
- Bright and airy
- Allocated parking space
- Long lease
- Balcony
- Ground rent: £250 per year, Service charge: £610 per year, Building Insurance: £756 per year

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2011. 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

£230,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/THH113855](https://www.barnardmarcus.co.uk/Property/THH113855)



Property Ref:
THH113855 - 0004

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