



barnard marcus

City House, London Road, Croydon CR0 2NU

welcome to

City House London Road, Croydon

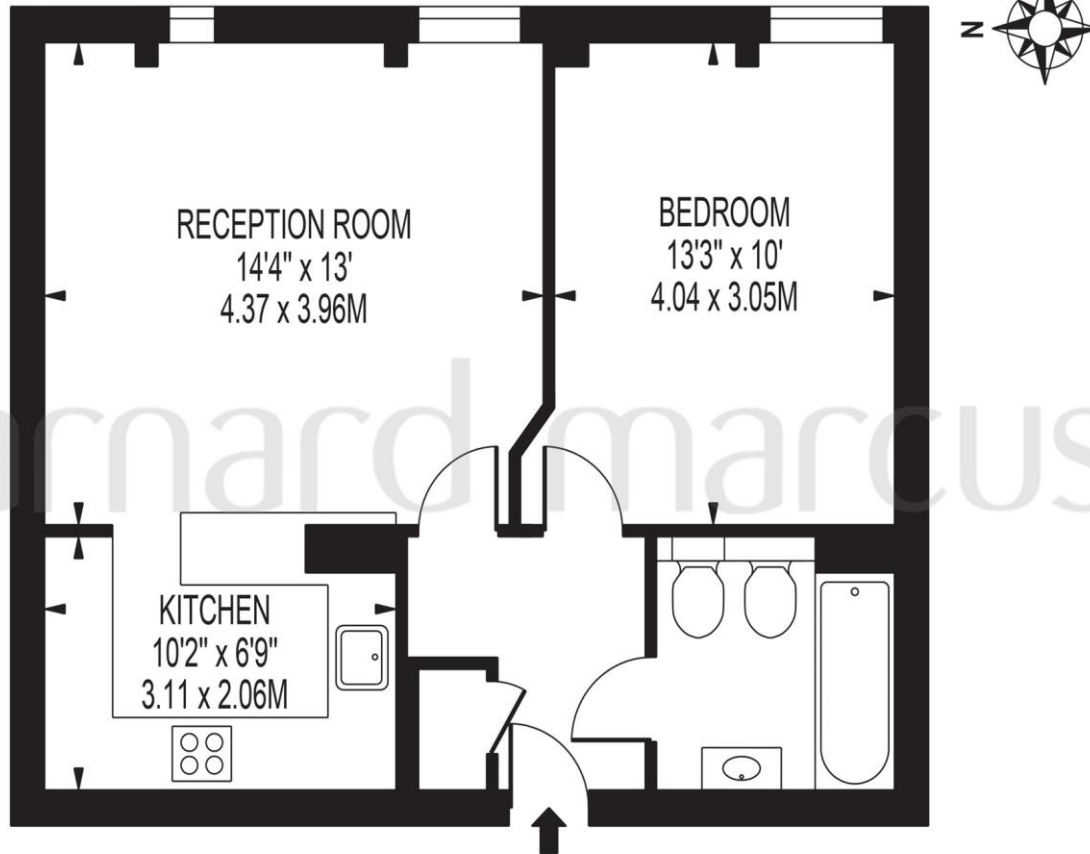
A modern one-bed apartment in a secure development, just minutes from West Croydon station. Bright open-plan living stylish finish and unbeatable local amenities. City House on London Road is a modern and well-presented apartment development in the heart of Croydon. The apartment features a bright and open-plan reception room with a contemporary kitchen, a generously sized bedroom, and a sleek bathroom. The layout is practical and airy, offering a comfortable living space ideal for professionals or couples. The building benefits from secure entry and is professionally managed, with some apartments offering access to communal gardens or off-street parking. Its location provides excellent connectivity, with West Croydon station just a short walk away and East Croydon also within easy reach, offering fast links to central London, Gatwick, and beyond. Bus routes and Tramlink services nearby add to the convenience.



Surrounded by local shops, cafés, supermarkets, and Croydon University Hospital, the property is ideally placed for everyday needs. Larger shopping centres like Whitgift and Centrale are close by, along with gyms, parks, and good schools. City House offers a fantastic opportunity to enjoy modern living with everything Croydon has to offer right on your doorstep.

CITY HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 498 SQ FT - 46.30 SQ M



THIRTEENTH 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.



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- Modern open-plan layout
- One double bedroom
- Excellent transport links
- Prime location
- Stylish bathroom & kitchen
- Ideal for professionals or investors
- Long Lease

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 3000.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 05 Oct 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£230,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114370



Property Ref:
THH114370 - 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.



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