



barnard marcus

**Spottiswood Court, Harry Close, Croydon CR0 2NL**



## welcome to **Spottiswood Court Harry Close, Croydon**

Stylish two-bedroom apartment with private balcony, set in a prime Croydon location near excellent transport and amenities.

Nestled in a well-maintained development, this second-floor apartment at Spottiswood Court offers a welcoming and practical living space ideal for a variety of lifestyles. The home features two comfortable bedrooms one of which benefits from an en-suite shower-room, a spacious reception room with access to a private balcony, a functional kitchen, bathroom and boasts ample storage. Located in the heart of Croydon, within the Bensham Manor ward, the property benefits from excellent transport links and a wide range of local amenities. Residents enjoy easy access to West Croydon Station, offering Overground and National Rail services, and East Croydon Station, which provides fast connections to London Bridge, Victoria, and Gatwick Airport.

The area is well-served by local bus routes and is ideal for commuters and families alike. Nearby amenities include Croydon University Hospital, Whitehorse Practice GP, and several schools such as Ecclesbourne Primary School and Harris Invictus Academy Croydon.

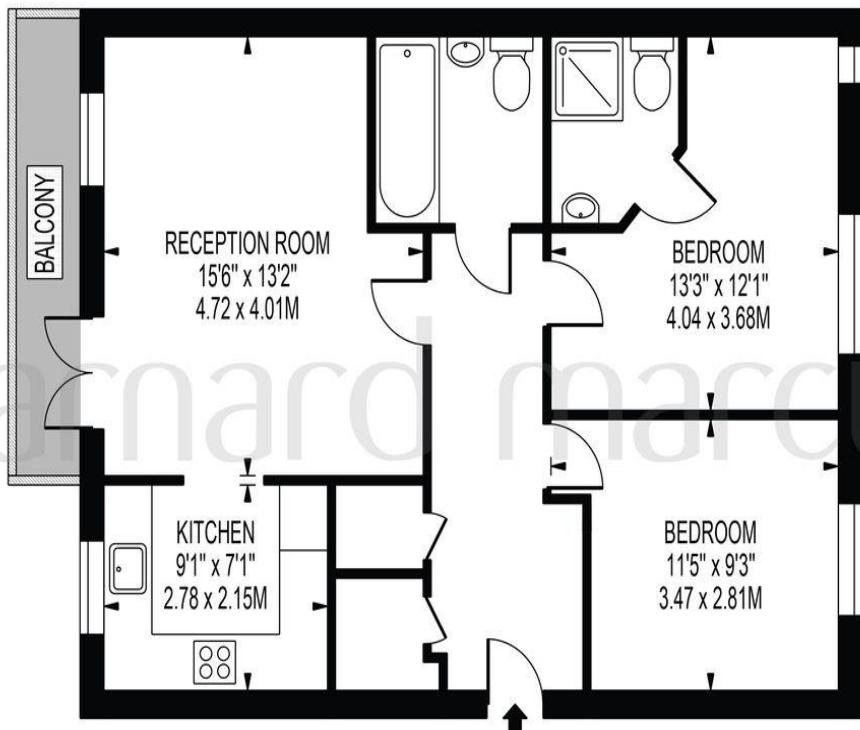
For shopping and leisure, residents are close to Croydon town centre, which features a mix of high street retailers, independent shops, cafes, and restaurants.

Whether you're a first-time buyer, downsize, or investor, this apartment presents a fantastic opportunity in a vibrant and well-connected part of South London.



# SPOTTISWOOD COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 693 SQ FT - 64.40 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.



welcome to

## Spottiswood Court Harry Close, Croydon

- Two bedrooms
- Private Balcony
- Spacious Layout
- Natural Light
- Great Location
- Excellent Transport

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1800.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 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

**£260,000**



view this property online [barnardmarcus.co.uk/Property/THH114341](http://barnardmarcus.co.uk/Property/THH114341)

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.



Property Ref:  
THH114341 - 0014



Please note the marker reflects the postcode not the actual property



**020 8683 0190**



thorntonheath@barnardmarcus.co.uk



4-5 Brigstock Parade, London Road,  
THORNTON HEATH, Surrey, CR7 7HW



**barnardmarcus.co.uk**