



City House, London Road, Croydon CR0 2NS



welcome to

City House London Road, Croydon

Spacious and full of natural light, this leasehold home offers a long lease, allocated parking, and communal gardens. Just minutes from East & West Croydon stations for fast London links, plus shops and amenities nearby.

City House offers a fantastic opportunity to secure a bright and spacious sixth-floor apartment in the heart of Croydon. This leasehold property is a true blank canvas, ready for you to make your mark. Large windows throughout flood the home with natural light, creating an uplifting and airy atmosphere. With a long lease in place, you can enjoy peace of mind and long-term security. The apartment also benefits from allocated parking and access to well-maintained communal grounds, adding both convenience and a sense of community.

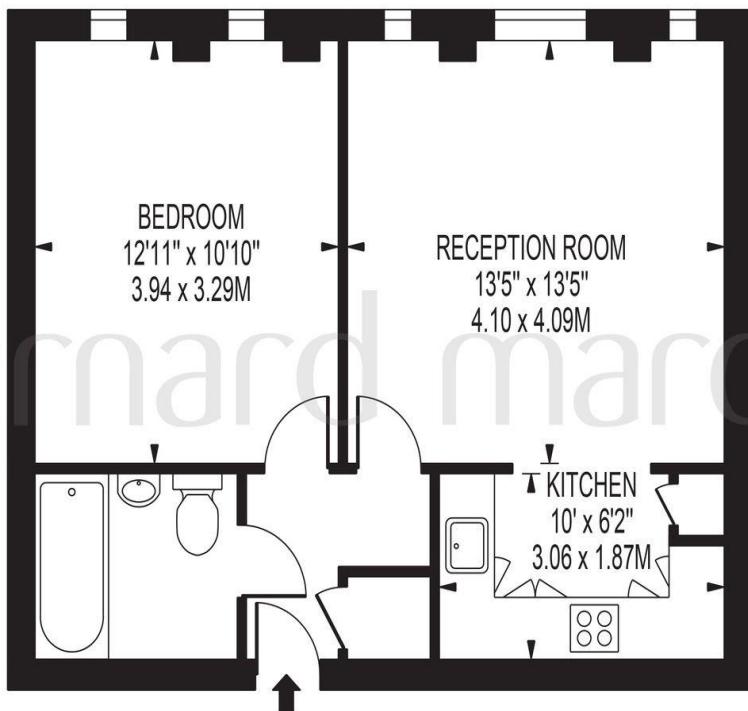
The location is superb—just moments from West Croydon and East Croydon train stations, providing fast and frequent connections to central London, Gatwick Airport, and beyond. Croydon town centre is within easy reach, offering a vibrant mix of shops, restaurants, and entertainment. For added convenience, Mayday Hospital (Croydon University Hospital) is nearby, as are excellent bus routes and local amenities.

Whether you're a first-time buyer, investor, or looking for a stylish city base, this property combines flexibility, light, and location in one appealing package.



CITY HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 486 SQ FT - 45.14 SQ M



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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.
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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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- One-bedroom
- Sixth floor
- Bright and airy
- Close to West Croydon Station
- Walkable to Croydon University Hospital and Croydon town centre
- Good bus links
- Long lease
- Allocated parking

Tenure: Leasehold EPC Rating: B

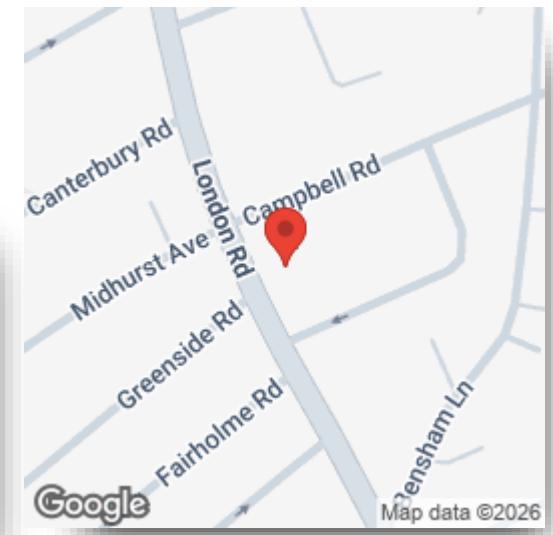
Council Tax Band: C Service Charge: £3,245.38

Ground Rent: £127.90

This is a Leasehold property with details as follows; Term of Lease 125 years from 26 Jun 2008. 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

£180,000



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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:
THH114483 - 0005

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