



Lodge Road, Croydon CR0 2PF

welcome to

Lodge Road, Croydon

Refurbished 3-bed flat with flexible layout, offered chain-free with a brand-new 125-year lease—just minutes from West Croydon station and town centre.

Step into this beautifully refurbished first-floor conversion flat, offering flexible living with three spacious bedrooms—perfectly adaptable to create an additional reception room or home office to suit your lifestyle.

The heart of the home is a bright and contemporary open-plan kitchen, diner, and lounge area, designed for modern living and entertaining. Freshly laid carpets and a sleek, newly fitted three-piece bathroom add to the property's immaculate condition.

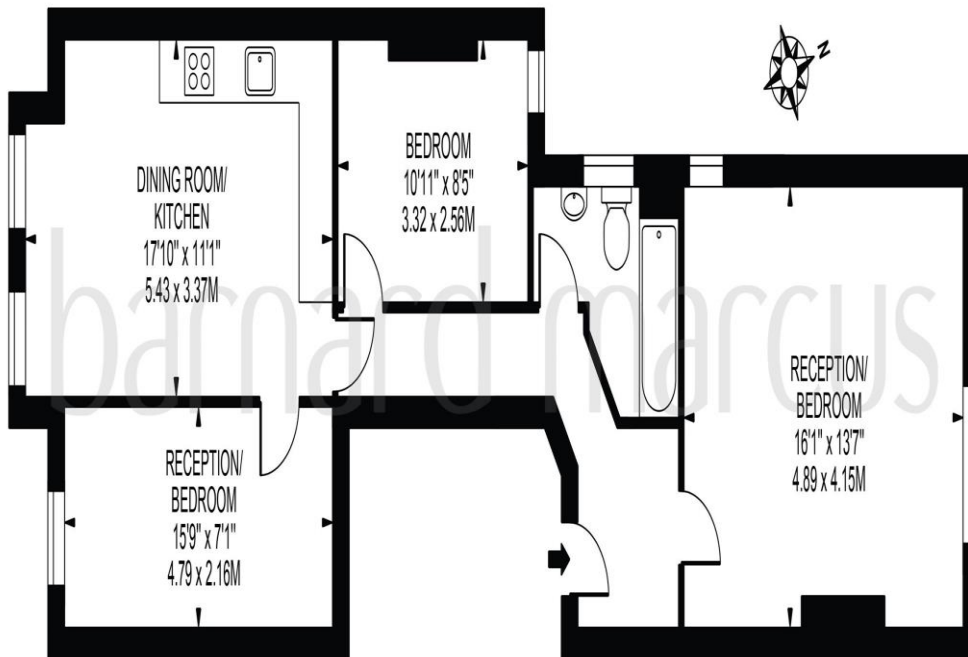
Don't miss this opportunity for stylish, flexible living in a sought-after location.

Located just a short walk from West Croydon station, tram links, and the bustling town centre, you'll enjoy unbeatable access to transport, shopping, dining, gyms, cinemas, and pubs—all right on your doorstep. Don't miss this opportunity to secure a stylish, move-in-ready home in a highly sought-after location.



LODGE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 770 SQ FT - 71.53 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

Lodge Road, Croydon

- First-floor
- Three bedrooms
- Brand-new 125-year lease to be granted before exchange of contracts
- No chain
- Low ground rent and service charges
- Ideal for first-time buyers or investors

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 250.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1975. 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

£220,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114553



Property Ref:
THH114553 - 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.



barnard marcus



020 8683 0190



thorntonheath@barnardmarcus.co.uk



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



barnardmarcus.co.uk