



Vantage Point | South Croydon, CR2

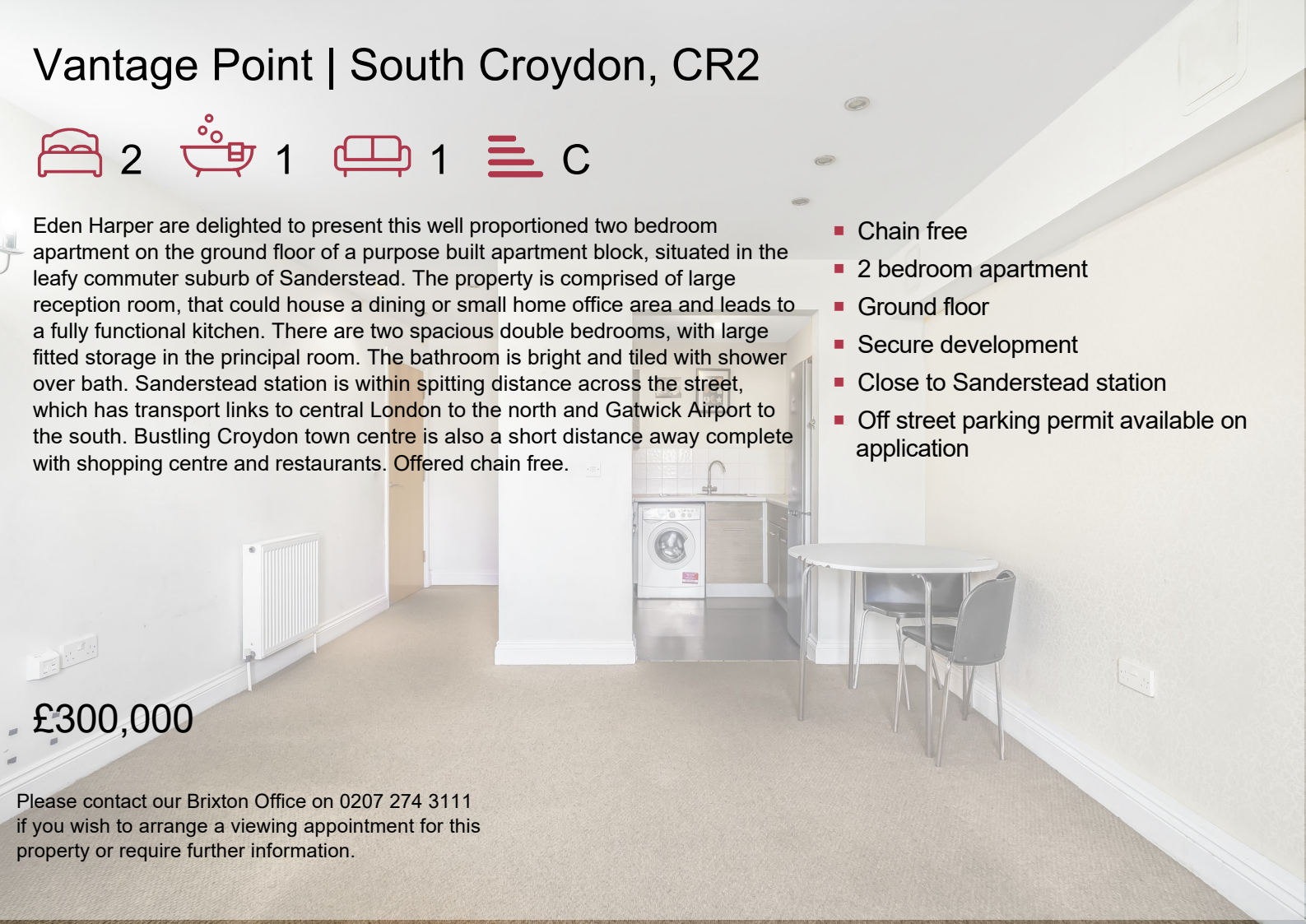
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Eden Harper are delighted to present this well proportioned two bedroom apartment on the ground floor of a purpose built apartment block, situated in the leafy commuter suburb of Sanderstead. The property is comprised of large reception room, that could house a dining or small home office area and leads to a fully functional kitchen. There are two spacious double bedrooms, with large fitted storage in the principal room. The bathroom is bright and tiled with shower over bath. Sanderstead station is within spitting distance across the street, which has transport links to central London to the north and Gatwick Airport to the south. Bustling Croydon town centre is also a short distance away complete with shopping centre and restaurants. Offered chain free.

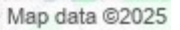
- Chain free
- 2 bedroom apartment
- Ground floor
- Secure development
- Close to Sanderstead station
- Off street parking permit available on application

£300,000

Please contact our Brixton Office on 0207 274 3111 if you wish to arrange a viewing appointment for this property or require further information.



Approximate Gross Internal Area = 762 sq ft / 70.8 sq m



Energy Efficiency Rating

Band	Current	Potential
A (92-101)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating

Band	Current	Potential
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales

EU Directive 2002/91/EC

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