



barnard marcus

**London Road, Croydon CR0 3AW**



## welcome to London Road, Croydon

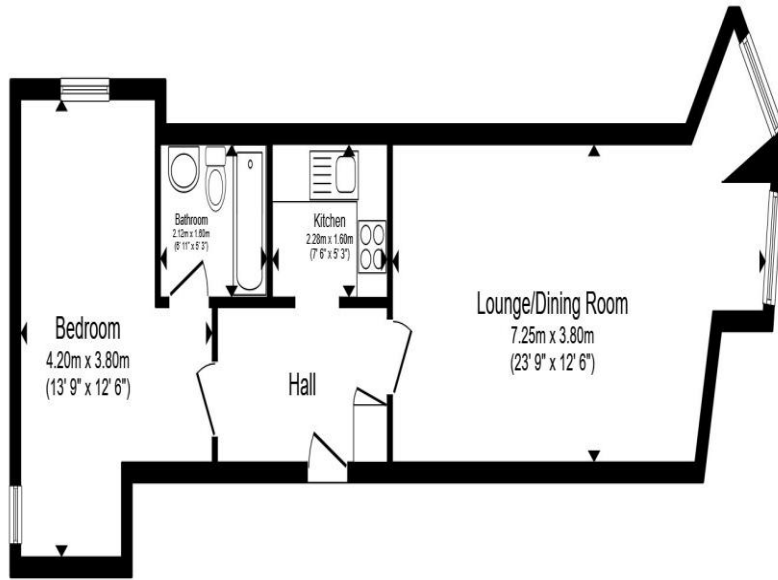
Set within a modern development on London Road, this spacious one-bedroom apartment offers bright, well-proportioned accommodation throughout and is ideal for first-time buyers, downsizers or buy-to-let investors.

The property is offered chain free, making it an excellent opportunity for a smooth and prompt purchase.

The home opens into a generous hallway leading to an impressive 23ft lounge/dining room, enhanced by large windows that bring in plenty of natural light and provide a comfortable, versatile living space. The separate fitted kitchen sits just off the hallway and benefits from ample storage, worktop space and integrated appliances, creating a practical and functional cooking area.

To the rear, the bedroom is a good-sized double with room for wardrobes and additional furnishings. The bathroom is fitted with a contemporary white suite, including a full bathtub and overhead shower. The layout, as shown in the floorplan, offers excellent flow and makes full use of the property's footprint. Externally, the development provides on-street and permit parking, and the building itself has a smart, well-maintained communal frontage.





## Floor Plan

Total floor area 51.5 m<sup>2</sup> (554 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



welcome to

## London Road, Croydon

- Chain-free one-bedroom apartment
- Spacious 23ft lounge/dining room
- Separate fitted kitchen
- On-street & permit parking available
- Excellent transport links via West Croydon Station

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1000.44

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 25 Mar 2015. 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

**£190,000**



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/THH111520](https://barnardmarcus.co.uk/Property/THH111520)



Property Ref:  
THH111520 - 0004

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**