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**Aston House West Hill, South Croydon CR2 0SB**

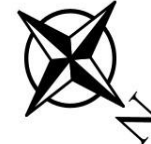
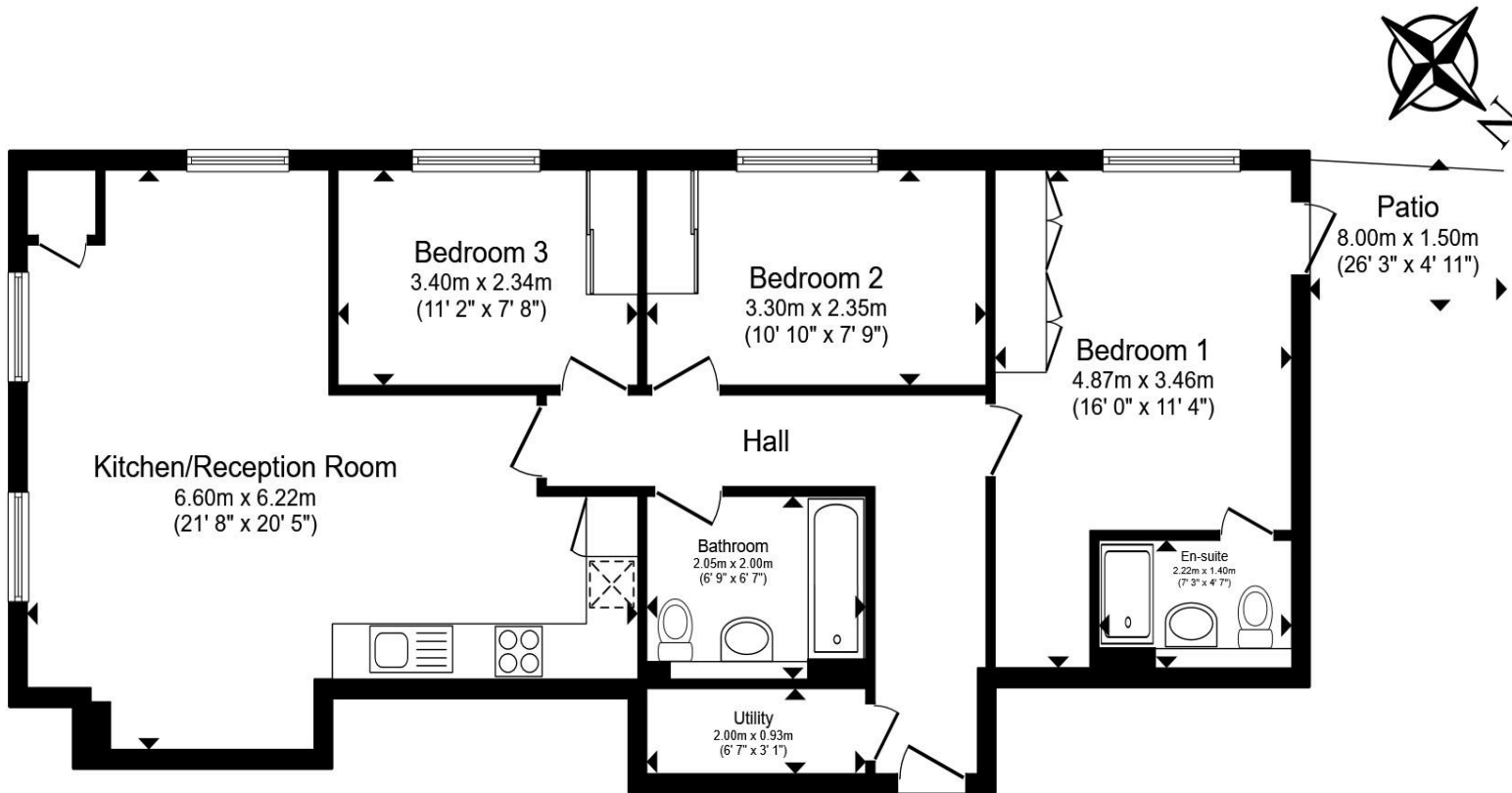


welcome to

## Aston House West Hill, South Croydon

Modern ground floor apartment with outside space and allocated parking spaces. A modern ground floor apartment built in 2021, offering three generously sized double bedrooms and two bathrooms, including an en suite to the main bedroom. The property features a bright open-plan kitchen and living space, ideal for both relaxing and entertaining. Outside, there is a private patio area as well as direct access to a communal garden. The apartment also benefits from an off-street parking space, providing added convenience. Situated in West Hill, a quiet residential road known for its leafy surroundings, family-friendly community, and convenient transport links. Sanderstead Station is within easy reach, offering direct connections into Central London, making it ideal for commuters. The area is also well-served by local amenities, including popular schools, parks, independent shops, and cafes, providing a perfect balance between suburban tranquillity and urban convenience.





Total floor area 87.0 m<sup>2</sup> (936 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)



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## Aston House West Hill, South Croydon

- Ground Floor Apartment
- Three Double Bedrooms
- Two Bathrooms (One En-suite)
- Open Plan Kitchen/Living Space
- Separate Utility
- Patio + Communal Garden
- Allocated Parking Space

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 2500.00

Ground Rent: 455.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2020. 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

**£450,000**



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/SAN108065](https://barnardmarcus.co.uk/Property/SAN108065)



Property Ref:  
SAN108065 - 0003

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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.



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