



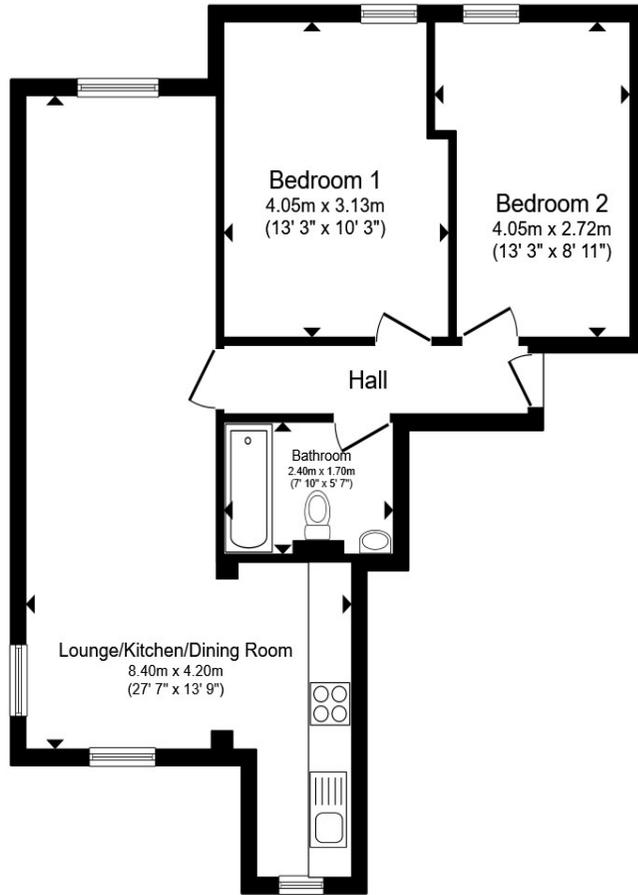
barnard marcus

**Windmill Road, Croydon CR0 2XN**

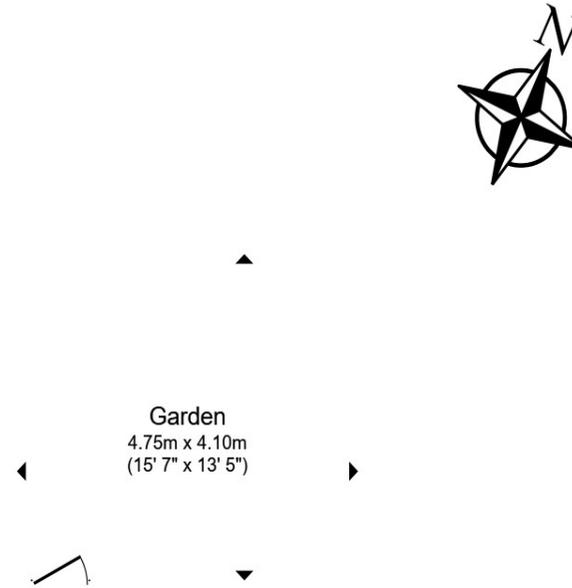
**welcome to**  
**Windmill Road, Croydon**

This impressive two-bedroom, split-level, brand-new conversion flat offers stylish and contemporary living finished to a high standard throughout.





**Floor Plan**



**Outbuilding**



Upon entering the property, you are welcomed by a generous landing area providing access to two well-proportioned double bedrooms, one of which benefits from a sleek, modern en-suite shower room. The layout offers a sense of privacy and separation between the sleeping and living accommodation.

Stairs lead down to a spacious open-plan kitchen and living area, thoughtfully designed for both everyday living and entertaining. The high-end kitchen finish complements the modern aesthetic, while an additional shower room is conveniently located off the kitchen area. Doors open onto a private outdoor patio space, creating a seamless indoor-outdoor flow and an ideal spot to relax or entertain.

This beautifully converted home combines contemporary design with practical living, making it an ideal choice for buyers seeking a brand-new, high-quality property.

Total floor area 61.1 m<sup>2</sup> (657 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

## Windmill Road, Croydon

- SHARE OF FREEHOLD
- SPLIT LEVEL 2 BEDROOM APARTMENT
- 2 BATHROOMS
- PRIVATE OUTDOOR SPACE
- HIGH END FINISH
- WALKING DISTANCE TO WEST CROYDON
- BRAND NEW CONVERSION
- SERVICE CHARGE APPROX. £700 YEARLY

Tenure: Leasehold EPC Rating: Exempt

Service Charge: 700.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2026. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £350,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/CRY113313](https://www.barnardmarcus.co.uk/Property/CRY113313)



Property Ref:  
CRY113313 - 0002

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barnard marcus



**020 8680 9226**



Croydon@barnardmarcus.co.uk



50 Lower Addiscombe Road, Croydon, Surrey,  
CR0 6AA



**barnardmarcus.co.uk**