



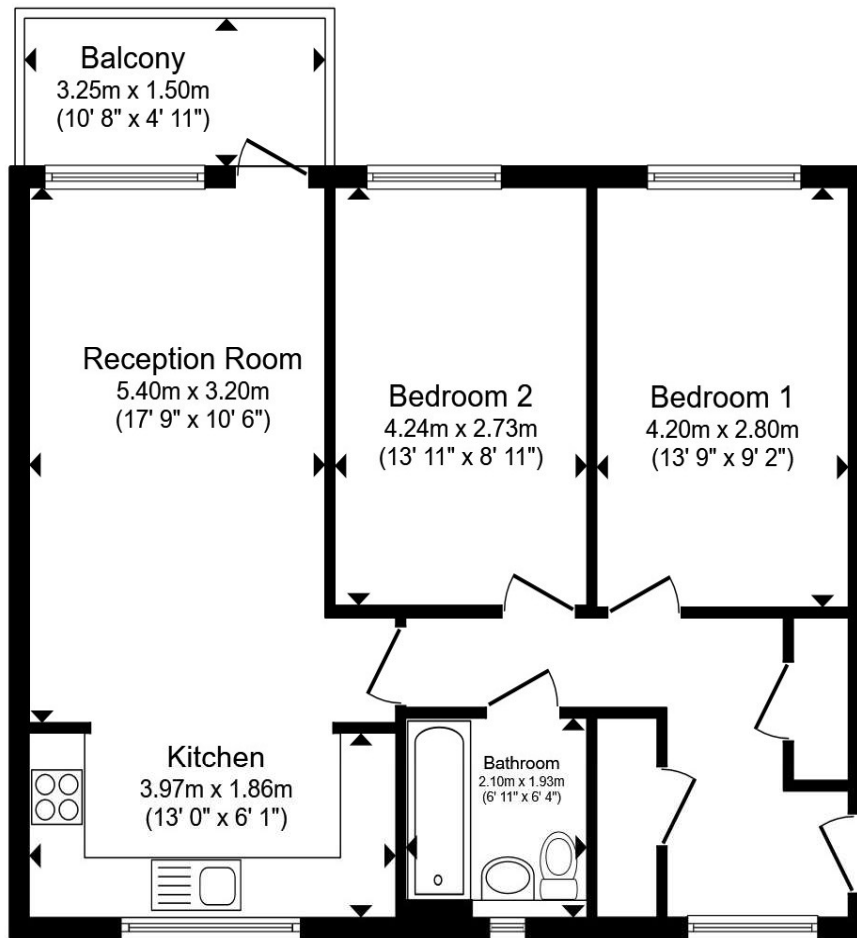
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**Hogarth Crescent, Croydon CR0 2GD**

**welcome to**  
**Hogarth Crescent, Croydon**

2 Double Bedroom Apartment - Positioned Between East and West Croydon stations- Private balcony - Lift Access.





A well presented two bedroom apartment ideally positioned between East Croydon and West Croydon stations, offering excellent transport links and convenience for commuters.

This bright and thoughtfully laid-out property features two generous double bedrooms, a modern family bathroom, and a spacious open plan kitchen/reception area designed for comfortable living and entertaining. The living space opens directly onto a private balcony overlooking the peaceful communal courtyard, providing a pleasant outdoor retreat.

The apartment is in very good condition throughout, allowing any prospective buyer or tenant to move in with ease. Additional benefits include lift access within the building, ensuring convenience and accessibility for all residents.

An excellent opportunity to secure a stylish and well located home in a highly connected area.

Total floor area 65.2 m<sup>2</sup> (702 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

## Hogarth Crescent, Croydon

- 2 Double bedrooms
- Open plan Kitchen/Living area
- Excellent condition throughout
- Private balcony
- Lift access
- Modern Family bathroom
- Superb Transport links

Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: C Service Charge: 3030.48

Ground Rent: 355.56

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of **£290,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/CRY113505](https://www.barnardmarcus.co.uk/Property/CRY113505)



Property Ref:  
CRY113505 - 0002

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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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**020 8680 9226**



[Croydon@barnardmarcus.co.uk](mailto:Croydon@barnardmarcus.co.uk)



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



**[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)**