



Temple Road, Croydon CR0 1HT

welcome to

Temple Road, Croydon

A rare opportunity to acquire this beautifully proportioned three-bedroom split level Flat, offering approximately 1,360 sq ft (126.35 sq m) of internal accommodation, inclusive of cleverly integrated eaves storage. The property benefits from a share of freehold, with the lease being extended to 999 years — both of which will be completed upon completion, offering long-term security and peace of mind.

Set on the ever-popular Temple Road, this spacious split-level top-floor flat blends period charm with modern living. Generous proportions, elegant Victorian features, and a versatile layout make it ideal for both families and professionals. From your private entrance, a wide hallway with wood panelling leads to a bright reception room with bay windows, a fireplace, and high ceilings - a perfect space for entertaining. The adjacent kitchen is smartly designed to maximise storage and functionality.



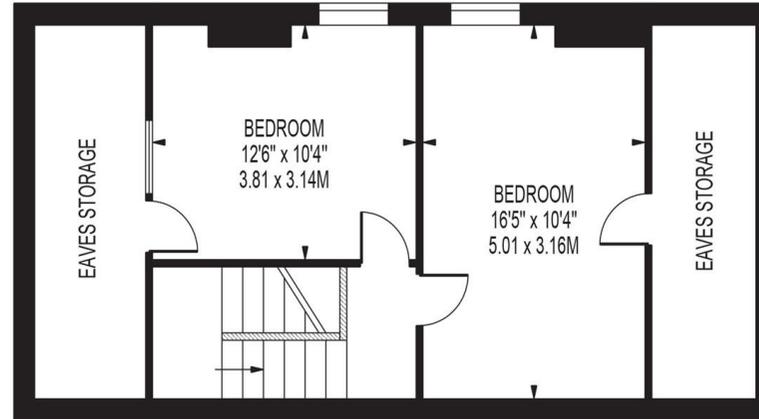
The first level also hosts a stylish family bathroom with a separate shower / bathroom set up and a large master bedroom (principal bedroom), complete with a bay window that floods the room with natural light. Upstairs, a skylit landing leads to two further double bedrooms, both airy and well-proportioned, with extensive eaves storage and a charming dormer window adding to the appeal. This flat effortlessly combines scale, character, and practicality, with features such as high skirtings, picture rails, and beautiful fireplaces throughout. Ideally located close to South Croydon and East Croydon station within walking distance, you also have the local amenities, this home offers the perfect balance of comfort, style, and convenience.

TEMPLE ROAD

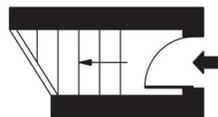
APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1360 SQ FT - 126.35 SQ M

(INCLUDING EAVES STORAGE)

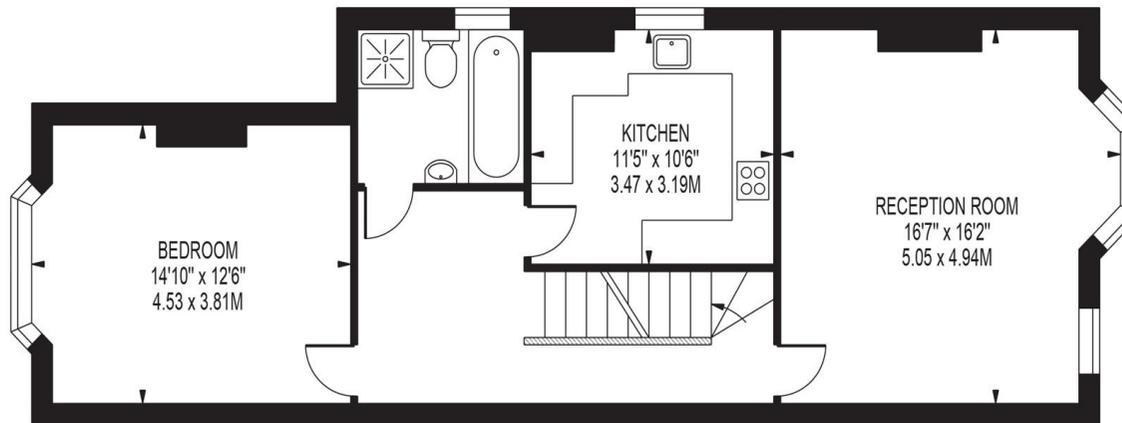
APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE : 170 SQ FT - 15.79 SQ M



SECOND FLOOR



GROUND FLOOR ENTRANCE



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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Temple Road, Croydon

- 3 Double Bedroom
- Split Level
- Walking Distance to East and South Croydon Station
- No Upward Chain
- Good Transport Links
- Share Of Freehold with 999 years lease upon completion

Tenure: Leasehold EPC Rating: E

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 100 years from 24 Jun 1979. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£375,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/SCS109751](https://www.barnardmarcus.co.uk/Property/SCS109751)



Property Ref:
SCS109751 - 0010

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