



**London Road, Croydon CR0 3PF**



welcome to

## London Road, Croydon

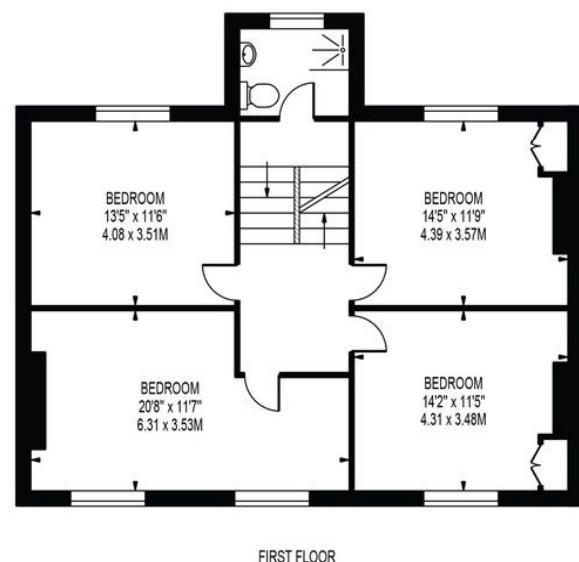
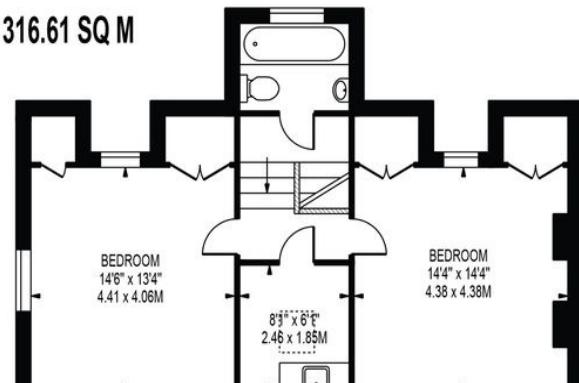
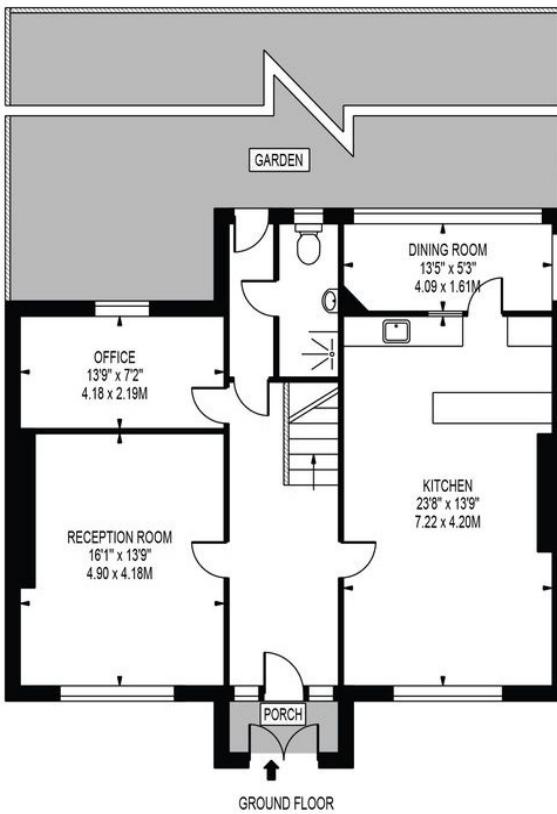
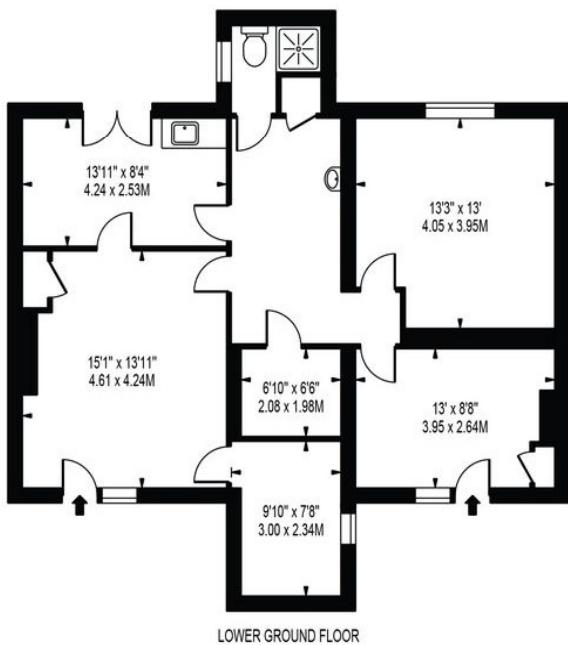
A fantastic four-storey home bursting with space, style, and potential—six bedrooms, bright living areas, and unbeatable location on London Road with top transport links and amenities just moments away! Welcome to London Road — a truly substantial and characterful residence offering an abundance of space across four expansive levels. This impressive property combines classic charm with modern versatility, making it a standout opportunity in the heart of Croydon. From the moment you step inside, the scale of the home is immediately apparent. The ground floor sets the tone with a generous reception room perfect for relaxing or entertaining, a formal dining area, and a spacious kitchen that serves as the heart of the home. An additional office space provides flexibility for remote working or study, while a convenient WC completes the layout.



The lower ground floor is a practical haven, featuring a utility room, two large storage areas, and an additional WC—ideal for keeping the main living spaces clutter-free and organised. Upstairs, the first and second floors offer a total of six well-proportioned bedrooms and three bathrooms, providing ample accommodation for large families or multi-generational living. Each room is thoughtfully laid out, with natural light pouring in through large windows, enhancing the sense of space and warmth. The property also boasts attractive exterior views and a well-maintained outdoor area, perfect for enjoying sunny afternoons or hosting gatherings.

# LONDON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 3408 SQ FT - 316.61 SQ M



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.

Nestled at the rear of the garden lies a rare and historically significant World War II air raid shelter, offering a unique glimpse into the past.

Situated on the bustling London Road, this home benefits from superb transport links. West Croydon and Thornton Heath stations are both within walking distance, offering direct connections to Central London and beyond. A wide array of bus routes also serve the area, making commuting and local travel effortless. The location is rich in amenities. Croydon University Hospital is just moments away, and the area is dotted with excellent schools, including Elmwood Infant School and Harris Invictus Academy. You'll find a vibrant mix of shops, cafés, and restaurants nearby, along with green spaces like Wandle Park for leisure and relaxation. Whether you're seeking a spacious family residence or a property with outstanding investment potential (subject to planning permission), this remarkable address delivers on every front.



welcome to

## London Road, Croydon

- Spacious Four-Level Layout
- Six Bedrooms + Multiple Bathrooms
- Versatile Living Areas
- Prime Croydon Location
- Excellent Transport Links
- Close to Key Amenities
- Ideal for Families or Investors (subject to permissions)
- Bright & Airy Interiors

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: G

# £1,000,000



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Please note the marker reflects the postcode not the actual property



Property Ref:  
THH113694 - 0003

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.

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