



Whitestone Way | | Croydon | CR0 4WN

Asking Price £260,000

BOND & SHERWILL
EST. 1908

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Croydon | CR0 4WN
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Perfect for commuters this fourth-floor, two-bedroom apartment is ideally situated within good proximity to both Wandle Park & Wandle Park Tram Stop.

The interior benefits from two good-size bedrooms, a bathroom, en-suite and an open-plan lounge/kitchen. One particular highlight of this property is the balcony, which allows you to look out over the communal courtyard that makes Peebles Court such a favoured place to live.

Additional features this property benefits from include allocated parking, lifts and a concierge.

Wandle Park Tram Stop offers transport to a variety of destinations including Wimbledon, West Croydon & East Croydon, while buses are also available locally. Shopping facilities include Sainsbury's and Ikea while Central Croydon offers a wide-range of bars, restaurants, gyms & amenities.

Hallway

The hallway includes two cupboards, entry phone system and smoke alarm.

Lounge/Kitchen

The lounge/kitchen is open-plan and includes wall & base level units with work surface area, oven, four-ring electric hob with stainless-steel extractor hood, space for free-standing fridge-freezer, space for dish-washer, one & a half bowl sink with drainer, partially-tiled walls, two radiators, double-glazed window, double-glazed glass-panel door leading to balcony and down-lights.

Balcony

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Bedroom Two

Bedroom two includes double-glazed window and radiator.

Bathroom

The bathroom includes panel-enclosed bath with wall-controls & shower hose attachment, low-level W.C with dual-flush, radiator, wash-hand basin with stainless-steel mixer tap, tiled floor, tiled walls and down-lights.

Bedroom One

Bedroom one includes double-glazed window and radiator.

En-Suite

The en-suite includes low-level W.C with dual-flush, wash-hand basin with stainless-steel mixer tap, radiator, tiled floor, tiled walls, shower enclosure with wall-controls & shower hose attachment and down-lights.





FOURTH-FLOOR
574 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA: 574 sq.ft. (53.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C		74	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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