



Aston House West Hill, South Croydon CR2 0SB

welcome to
Aston House West Hill, South Croydon

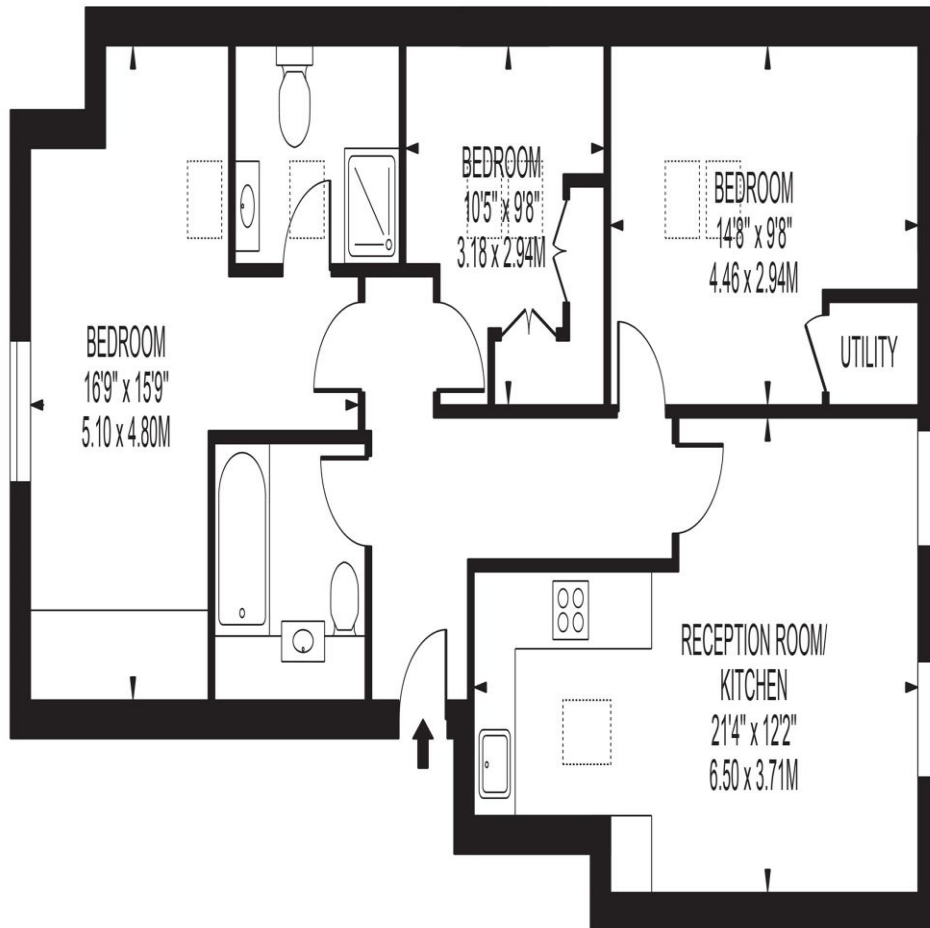
***Stylish & modern top floor apartment
with access to a communal garden.***

This modern top-floor apartment, built in 2021, offers spacious and contemporary living. The property features three generous double bedrooms, including a principal bedroom with its own en-suite bathroom, and a stylish main bathroom serving the rest of the apartment. The open-plan kitchen and living room is the heart of the home, flooded with natural light through large windows that enhance the sense of space and warmth throughout. Residents also benefit from access to a well-maintained communal garden, ideal for relaxing or enjoying the outdoors.



ASTON HOUSE, WEST HILL

APPROXIMATE GROSS INTERNAL FLOOR AREA: 796 SQ FT - 73.97 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.



Situated in West Hill, a quiet residential road known for its leafy surroundings, family-friendly community, and convenient transport links. Sanderstead Station is within easy reach, offering direct connections into Central London, making it ideal for commuters. The area is also well-served by local amenities, including popular schools, parks, independent shops, and cafes, providing a perfect balance between suburban tranquillity and urban convenience.

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- Modern Throughout - Built in 2021
- Top Floor Apartment
- Three Double Bedrooms
- Two Bathrooms (One en-suite)
- Open Plan Living Space

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 2526.11

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£400,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN107724



Property Ref:
SAN107724 - 0004

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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barnard marcus



020 8651 6363



sanderstead@barnardmarcus.co.uk



Station Approach, Sanderstead, SOUTH
CROYDON, Surrey, CR2 0PL



barnardmarcus.co.uk