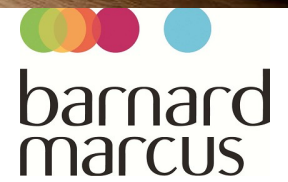




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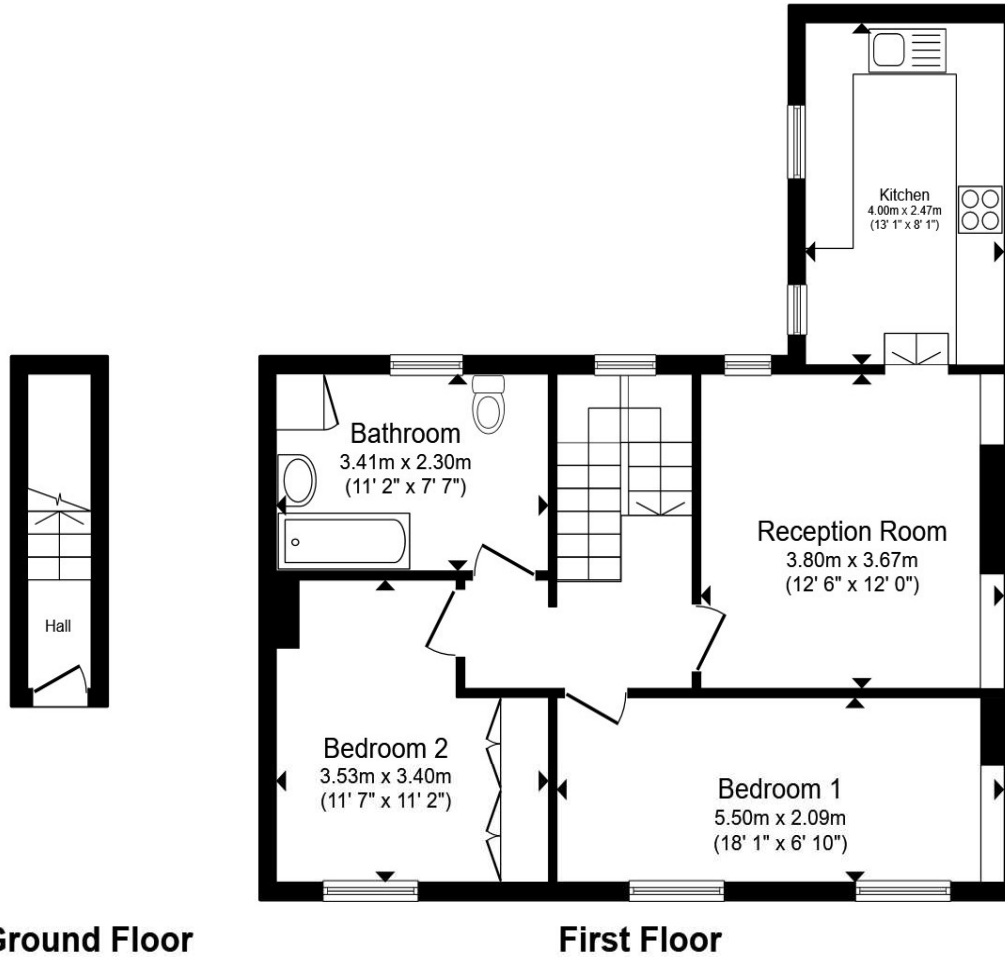
St. James's Park, Croydon CR0 2UT



welcome to
St. James's Park, Croydon

Well Presented Period Conversion Flat - CHAIN FREE - 2 Double bedrooms - 723 SQFT.





Total floor area 67.2 m² (723 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



A well presented two bedroom first floor flat forming part of an attractive period conversion, ideally located in Croydon within easy reach of excellent transport links including West Croydon Station and Selhurst Station.

The property is offered in good condition throughout and provides bright, well proportioned accommodation. Internally, the flat comprises a spacious reception room, a separate fitted kitchen, two comfortable bedrooms, and a modern family bathroom. The layout is practical and benefits from good natural light, creating a comfortable living space ideal for both owner-occupiers and investors.

This attractive period conversion also benefits from Right to Manage (RTM), giving residents greater control over the running and maintenance of the building, alongside low annual service charges, making it a highly appealing and cost-effective purchase.

Conveniently positioned close to local shops, amenities, and transport links, the property provides easy access into Central London and surrounding areas, while Croydon town centre offers a wide range of retail, restaurants, and leisure facilities.

Offered to the market chain free, this is an excellent opportunity for first-time buyers, commuters, or buy to let investors.

welcome to

St. James's Park, Croydon

- Two bedroom first floor flat
- Attractive period conversion
- Good condition throughout
- Spacious reception room
- Separate fitted kitchen
- Right to Manage (RTM)
- Close to West Croydon Station and Selhurst Station
- Chain free

Tenure: Leasehold EPC Rating: E

Council Tax Band: C Service Charge: 850.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Jun 1987. 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 **£280,000**



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/CRY111310](https://www.barnardmarcus.co.uk/Property/CRY111310)



Property Ref:
CRY111310 - 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 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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