



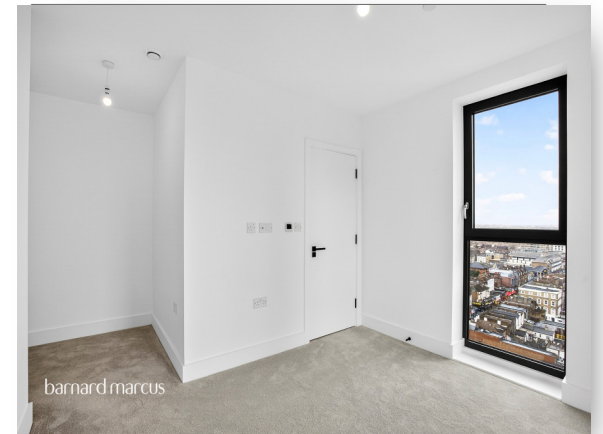
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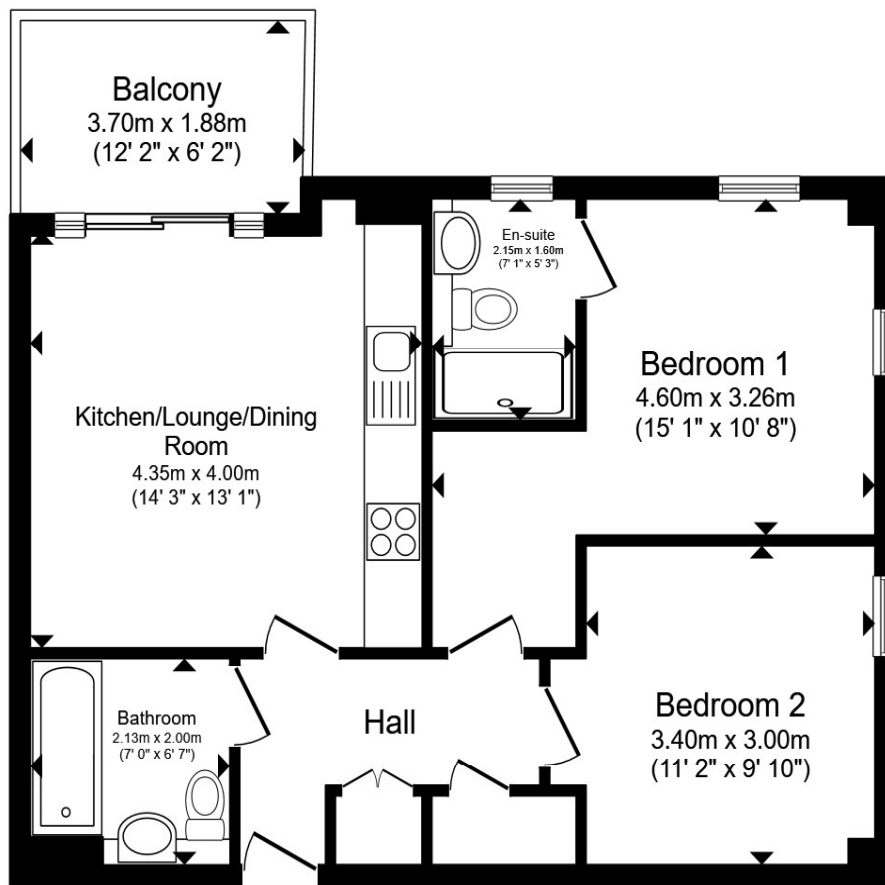
**Angel Heights Poplar Walk, Croydon CR0 1LZ**



**welcome to**  
**Angel Heights Poplar Walk, Croydon**

A stylish 12th-floor two-bed apartment with elevated views, a sleek open-plan layout, and a modern winter garden—perfect for contemporary Croydon living.





**Floor Plan**

Total floor area 55.5 m<sup>2</sup> (597 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](http://www.propertybox.io)



A contemporary two-bedroom, two-bathroom apartment set right in the centre of Croydon, perfectly positioned for outstanding transport connections. The homes are finished to a high standard, featuring sleek grey fitted kitchens with integrated appliances, and modern bathrooms enhanced with fitted storage and stylish matt black fixtures. Throughout the property you'll find ample built-in storage, durable Amtico flooring, and soft carpeting in both bedrooms.

The open-plan kitchen and living area flows into a bright winter garden – an ideal spot for a home office, workout space, or simply a cosy extension of your living room. In colder months, it can be enclosed to create a comfortable additional living area protected from the weather.

Residents also benefit from access to a communal lounge, offering a welcoming environment to relax, meet neighbours, or entertain guests.

welcome to

## Angel Heights Poplar Walk, Croydon

- 25% Shared Ownership
- Modern two-bed, two-bath layout
- 12th-floor position with elevated views
- Bright winter garden for all-season use
- High-spec finish
- Access to resident lounge and communal amenities

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: D Service Charge: 2971.56

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £113,875



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/CRY113404](https://www.barnardmarcus.co.uk/Property/CRY113404)



Property Ref:  
CRY113404 - 0004

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