



Purley Way, Croydon CR0 3FJ

welcome to

Purley Way, Croydon

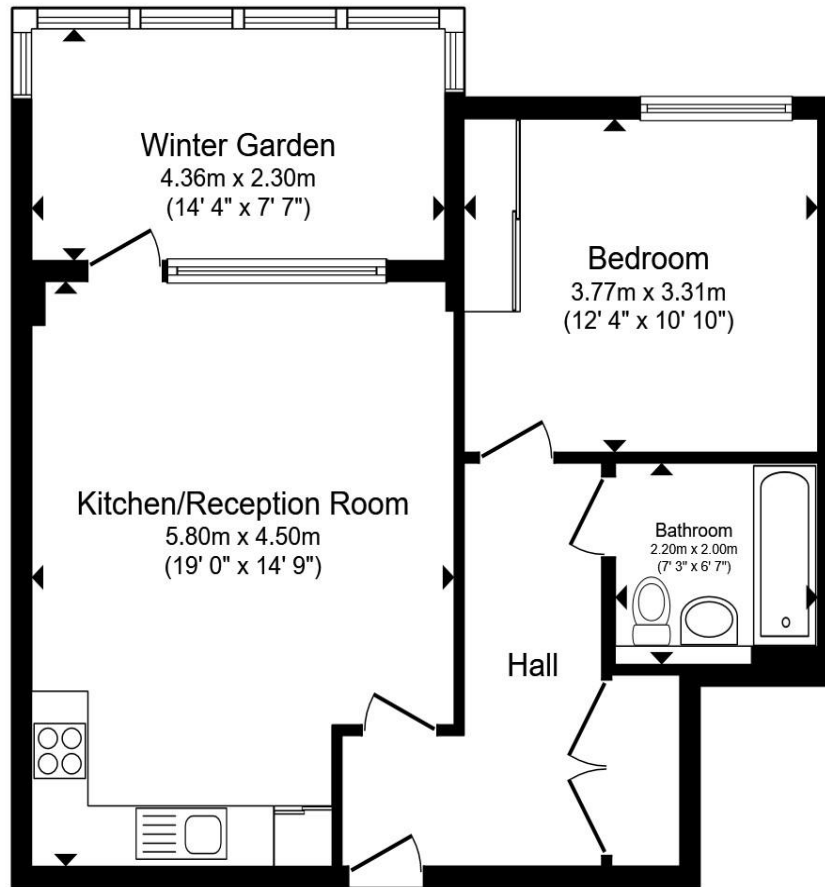
The beautifully presented one-bedroom apartment, built in 2019, offers contemporary living with high-quality finishes throughout. The property benefits from an exceptionally long 994-year lease and 4 years remaining on the NHBC warranty, providing additional peace of mind for buyers. Situated on the first floor with no flats below, the apartment enjoys a quiet position within the development while also benefiting from direct access to the landscaped communal courtyard and green space from the same level - a rare and convenient feature. The property has been recently redecorated to a modern, high-specification home and is presented in immaculate, move-in-ready condition, making it ideal for first-time buyers, professional couples, or investors seeking a stylish, low-maintenance home. A true highlight of the apartment is the soundproof, room-sized winter garden, with natural light, offering a unique and highly versatile additional living area with stunning city and night-sky views. This exceptional space can be used in many ways, including a home office, indoor gym, guest room, dining area or creative workspace, making it a rare feature that sets this apartment apart from comparable one-bedroom properties. Residents benefit from a friendly and welcoming community atmosphere, with neighbours connecting through WhatsApp groups and social chats. The block is dog and cat-friendly, too. The management company is highly responsive, ensuring communal areas are kept clean, secure, and well-maintained while keeping service costs reasonable for residents. Parking is available on-site via the management company for a fee, with additional free parking available in nearby residential streets and surrounding car parks.



The apartment is very well connected for commuters, with Ampere Way Tram Stop just five minutes' walk away, offering convenient access via the Tramlink network to West Croydon, East Croydon, Wimbledon and Gatwick Airport. Additionally, the 264 bus stop is only one minute away, providing direct routes towards Tooting, Mitcham and West Croydon, which is also within walking distance. Residents are within easy reach of a wide range of shopping and leisure facilities. IKEA Croydon and the popular Valley Park Retail and Leisure Complex are approximately a 10-minute walk away, offering retail, dining and cinema options. Supermarkets including Marks & Spencer, Lidl, Sainsbury's, and Aldi are all within about 20 minutes on foot. The apartment is also close to North End in Croydon, an area benefiting from ongoing regeneration and investment, with a growing mix of shops, restaurants and leisure venues adding to the vibrant atmosphere of the town centre.

Vendor Comments: "Since moving into the property in 2020, it's been a fantastic place to call home. The development itself offered something unique compared to other properties in the area, with abundant space and multi-use winter garden and storage options in the bedroom and utility room that truly helped me put my own stamp on the property. It has since been thoughtfully configured and decorated into the perfect home for a first-time buyer. The convenient location means you're never far from great night life and food spots - whether it's the vibrant hubs of East Croydon and Wimbledon, the bustle of Tooting market, or shopping and entertainment at Valley Park Retail. Living here makes it easy to enjoy the culture and variety that South West London has to offer. "

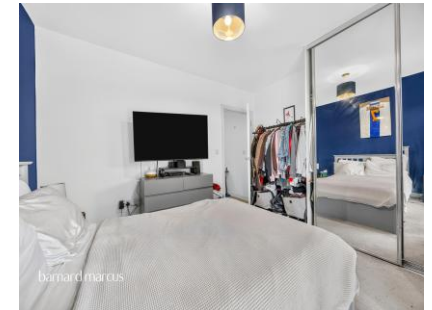
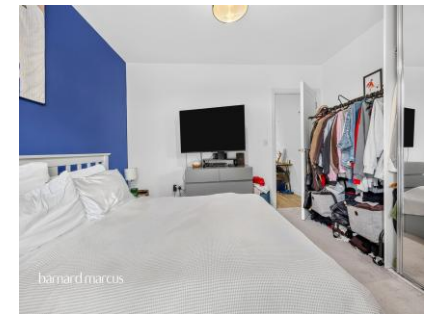
Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the



Second Floor

Total floor area 63.0 m² (678 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




barnard
marcus

welcome to Purley Way, Croydon

- Stunning one-bedroom modern apartment built in 2019, recently redecorated and presented in move-in ready condition
- Unique fully soundproof winter garden, ideal as a home office or additional living space
- Exceptional security with a 994-year lease remaining and 4 years of NHBC warranty
- First-floor position with no flats below and direct access to the courtyard and green space
- Separate utility room providing valuable additional storage and practicality
- Strong community atmosphere within a well-maintained modern development
- Excellent tram and bus links offering convenient access to Croydon, Wimbledon and beyond
- Parking available via the management company for an additional fee

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1300.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Aug 2018. 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
£250,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH115027



Property Ref:
THH115027 - 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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8683 0190



ThorntonHeath@barnardmarcus.co.uk



4-5 Brigstock Parade London Road, Thornton
Heath, Surrey, CR7 7HW



barnardmarcus.co.uk