



**Harewood Road, South Croydon CR2 7AT**

**welcome to**

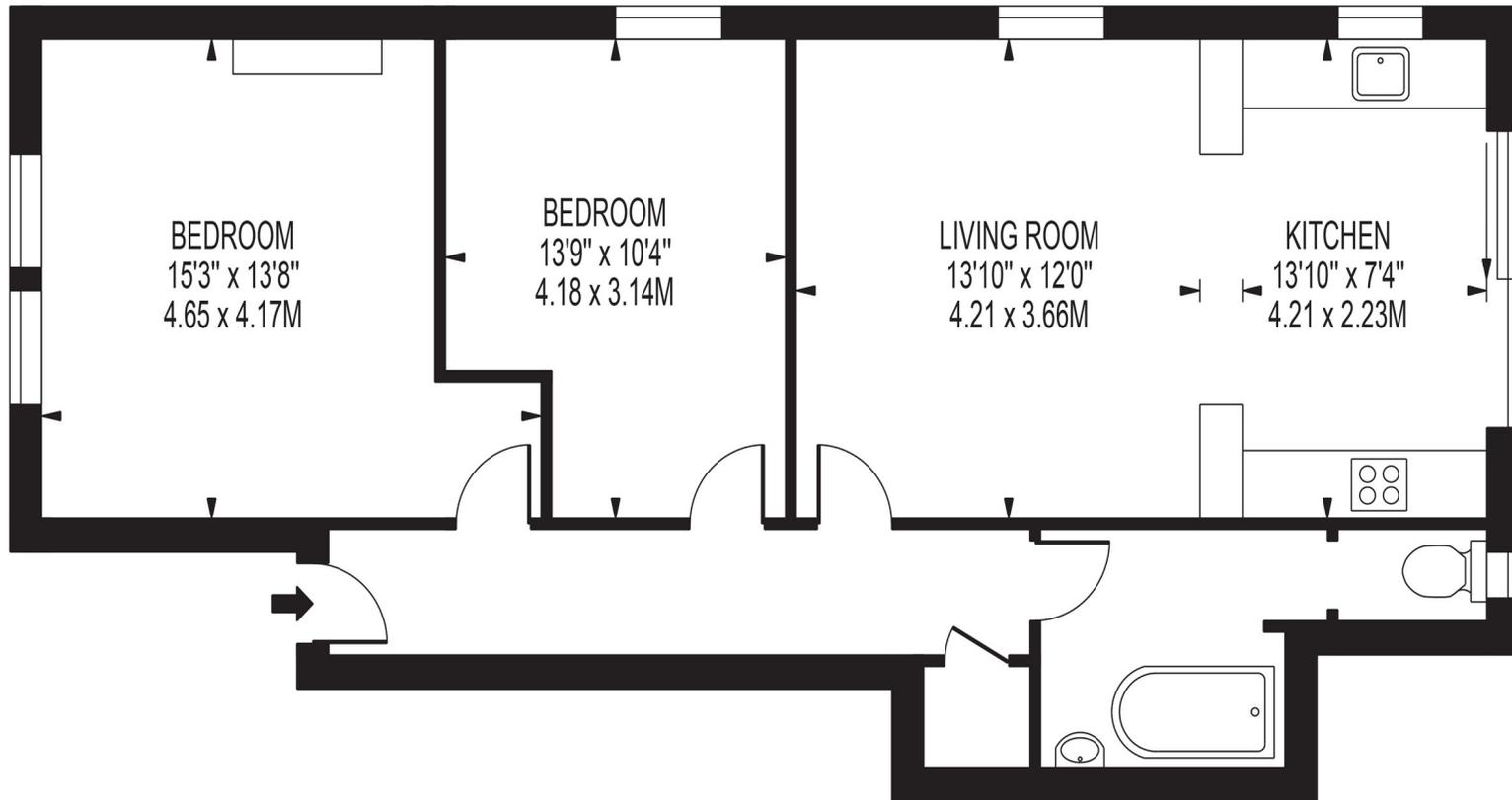
**Harewood Road, South Croydon**

A spacious ground-floor two double-bedroom garden apartment set within an attractive detached period building on a desirable South Croydon Road. Benefiting from a share of freehold, low service charges and a lease being extended to approximately 150 years. Offered with no onward chain.



# HAREWOOD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 786 SQ FT - 73.03 SQ M



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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.

The property comprises a welcoming private entrance hallway, a spacious reception room ideal for relaxing and entertaining, a separate fitted kitchen, two generous double bedrooms, and a modern bathroom. The ground floor position and garden access provide excellent lifestyle appeal rarely found in similar apartments.

A major advantage is the ownership structure, with the property benefiting from share of freehold and a lease currently being extended to approximately 150 years, providing long-term security and enhanced future value. Service charges are also highly competitive at approximately £1,200 per annum.

Ideally located close to South Croydon station, offering direct links into Central London, as well as the vibrant South End with its wide range of restaurants, cafes and bars. Lloyd Park and other green spaces are also nearby.

Offered to the market with no onward chain, this property represents an excellent opportunity for both owner-occupiers and investors.

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## **Harewood Road, South Croydon**

- Lease Being Extended to Approximately 150 Years
- Low Service Charges - Approx. £1,200 per annum
- Ground Floor Period Conversion Apartment
- Direct Access to Attractive Communal Gardens
- Two Spacious Double Bedrooms

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1200.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 2002. 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

**£280,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SCS109742](https://www.barnardmarcus.co.uk/Property/SCS109742)



Property Ref:  
SCS109742 - 0007

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