

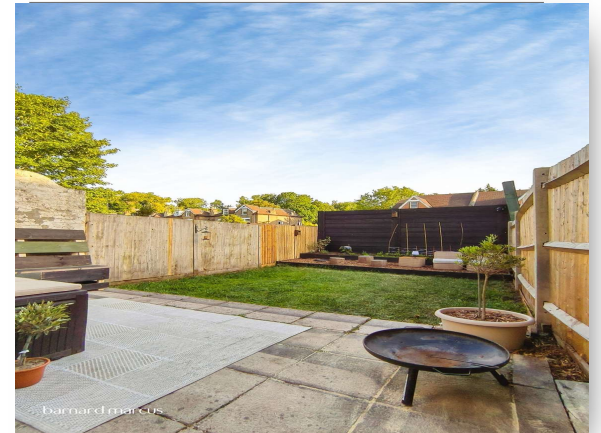


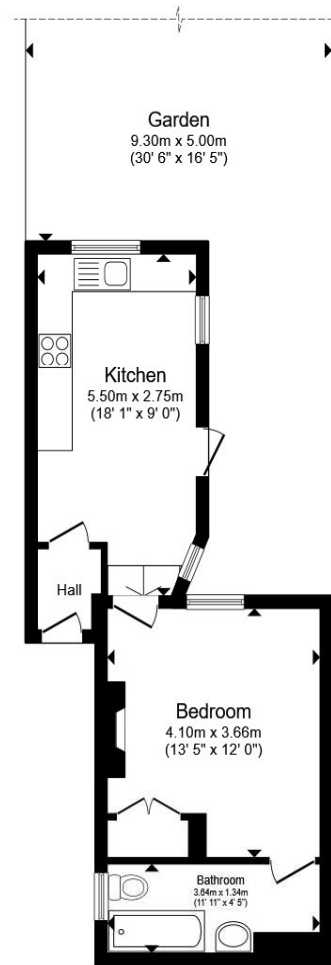
barnard marcus

Birdhurst Rise, South Croydon CR2 7EJ

welcome to
Birdhurst Rise, South Croydon

A rarely available and beautifully presented one bedroom garden maisonette, offered with a share of freehold and thoughtfully updated by the current owner to provide a stylish, contemporary living space finished to a high specification throughout.





Total floor area 35.8 m² (386 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



The property benefits from its own private front door, positioned to the side of this attractive period building, leading into a bright and well-proportioned interior. The accommodation comprises a spacious double bedroom, a modern fitted bathroom, and an impressive open-plan kitchen/reception room featuring sleek units, integrated appliances and ample space for both dining and relaxation.

A particular highlight is the direct access from the living space onto a private rear garden, ideal for entertaining and outdoor enjoyment.

Further benefits include a long lease, and the property is offered to the market with no onward chain, making it an ideal purchase for first-time buyers or investors alike.

Birdhurst Rise is a sought-after residential road, well positioned for the amenities of South Croydon and the vibrant South End parade, offering a variety of cafés, restaurants and local conveniences.

South Croydon station is nearby providing regular services into London Bridge and London Victoria, along with easy access to tram links and bus routes.

Lloyd Park and Park Hill Park are both within easy reach, and the area is served by a selection of well-regarded local schools.

welcome to

Birdhurst Rise, South Croydon

- One bedroom garden maisonette
- Share of freehold
- Modernised throughout with new kitchen and bathroom
- Private rear garden
- Own private front door

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 189 years from 25 Mar 1988. 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

£215,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS110089



Property Ref:
SCS110089 - 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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