



**West Hill, South Croydon CR2 0SB**

## **welcome to**

### **West Hill, South Croydon**

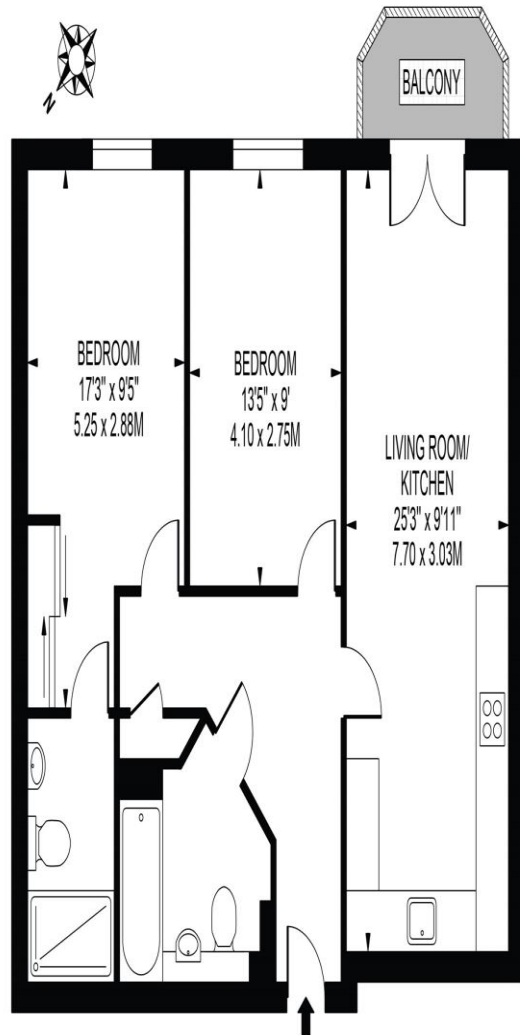
This spacious two-bedroom, two-bathroom apartment is located on the prestigious West Hill in Sanderstead. The property features a bright and expansive open-plan reception area with a modern, fully integrated kitchen. doors lead out to a private balcony, perfect for relaxing or entertaining. Both bedrooms are generously sized doubles, with the master enjoying the luxury of an en-suite shower room, while a sleek, contemporary family bathroom serves the rest of the home. Additional benefits include allocated off-street parking and the property being offered to the market chain-free and a long lease, providing an ideal opportunity for immediate occupancy or investment.

West Hill is one of Sandersteads tree lined Premier Roads and is conveniently located for Sanderstead Station and Purley Oaks Station which provide fantastic links into London. There are many local amenities including a Waitrose, Tesco Express and a short walk away is the ever popular South End Restaurant Quarter and BoxPark near East Croydon station. The property is surrounded by greenery with Croham Hurst Woods, Purley Beeches, Croham Hurst Golf Club and Purley Downs Golf Club. There are many private and public schools such as Ridgeway, Cumnor House Boys, Oakwood School, Atwood, Whiftgift School, Trinity and Riddlesdown Collegiate.



## WEST HILL

APPROXIMATE GROSS INTERNAL FLOOR AREA: 759 SQ FT - 70.27 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.  
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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.



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## West Hill, South Croydon

- Two Double Bedrooms
- Spacious Open Plan Reception Room
- Modern Fitted Kitchen
- Modern Family Bathroom
- Modern En-Suite Shower Room

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£425,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SAN107190](https://barnardmarcus.co.uk/Property/SAN107190)



Property Ref:  
SAN107190 - 0007

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