



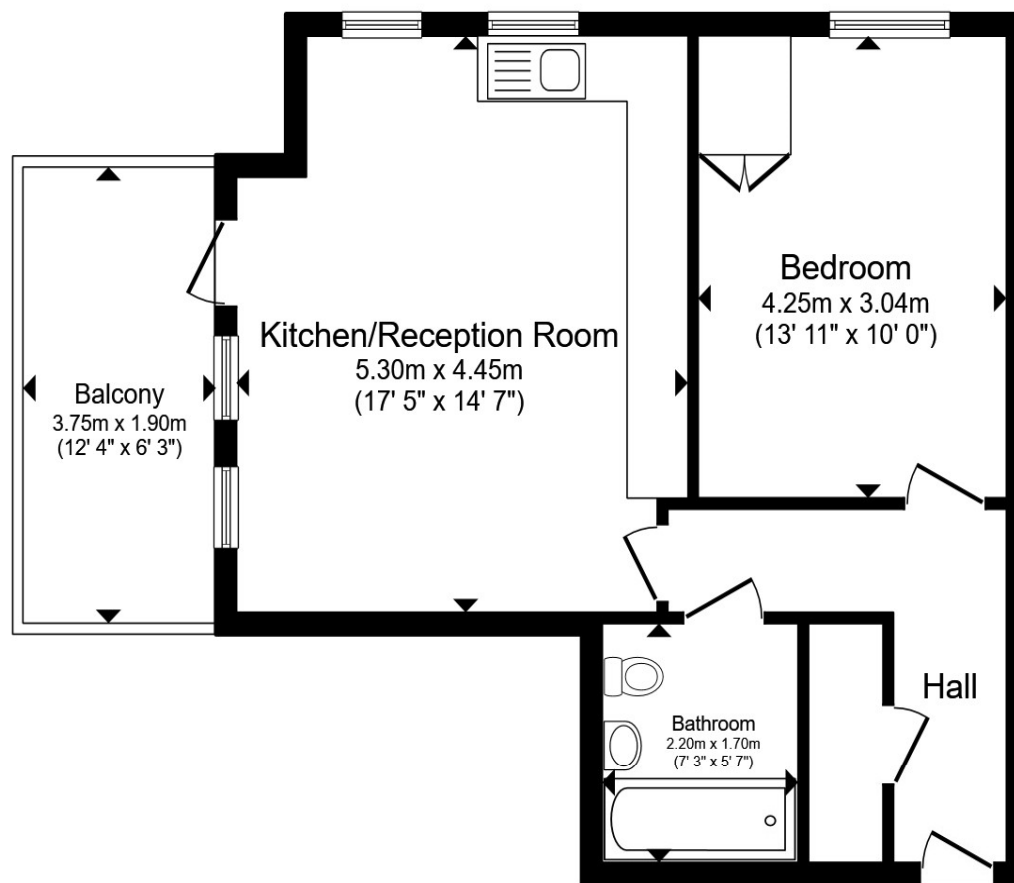
**Verde House Cairo New Road, Croydon CR0 1XP**



**welcome to**  
**Verde House Cairo New Road, Croydon**

Stunning 1 Bedroom Apartment In The Heart Of Croydon - High End finish - Private Balcony - Communal roof garden.





## 6th Floor

Total floor area 48.5 m<sup>2</sup> (522 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)



Situated in the heart of Croydon, this upper floor apartment offers contemporary, high end living within a modern development just 5 years old. With lift access and impressive communal amenities, this home is perfectly suited to professionals, first time buyers, and investors alike.

Upon entering the apartment, you are welcomed by a spacious hallway with a large built in storage cupboard conveniently positioned to your left - ideal for coats, shoes, and household items. Moving through the hall, you'll find a double bedroom complete with inbuilt storage, providing both comfort and practicality.

The property further benefits from a sleek, modern bathroom finished to a high specification. The heart of the home is the stylish kitchen and open-plan reception room, thoughtfully designed to maximise space and light. The kitchen is fitted with high end appliances and contemporary cabinetry, seamlessly flowing into the living area - perfect for both everyday living and entertaining.

From the reception space, doors lead out onto a private balcony where you have impressive views across the Croydon skyline.

Residents of the building enjoy access to a communal roof terrace, offering additional outdoor space with far reaching views, as well as a communal playground, making this development particularly appealing for families.

This is a superb opportunity to acquire a modern, well-appointed apartment in a vibrant and well connected central location.

welcome to

## Verde House Cairo New Road, Croydon

- 1 Bedroom Apartment
- Open plan living
- Private balcony
- Lift access
- Excellent transport links
- Communal roof garden

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2550.36

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £260,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/CRY113369](https://barnardmarcus.co.uk/Property/CRY113369)



Property Ref:  
CRY113369 - 0002

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