

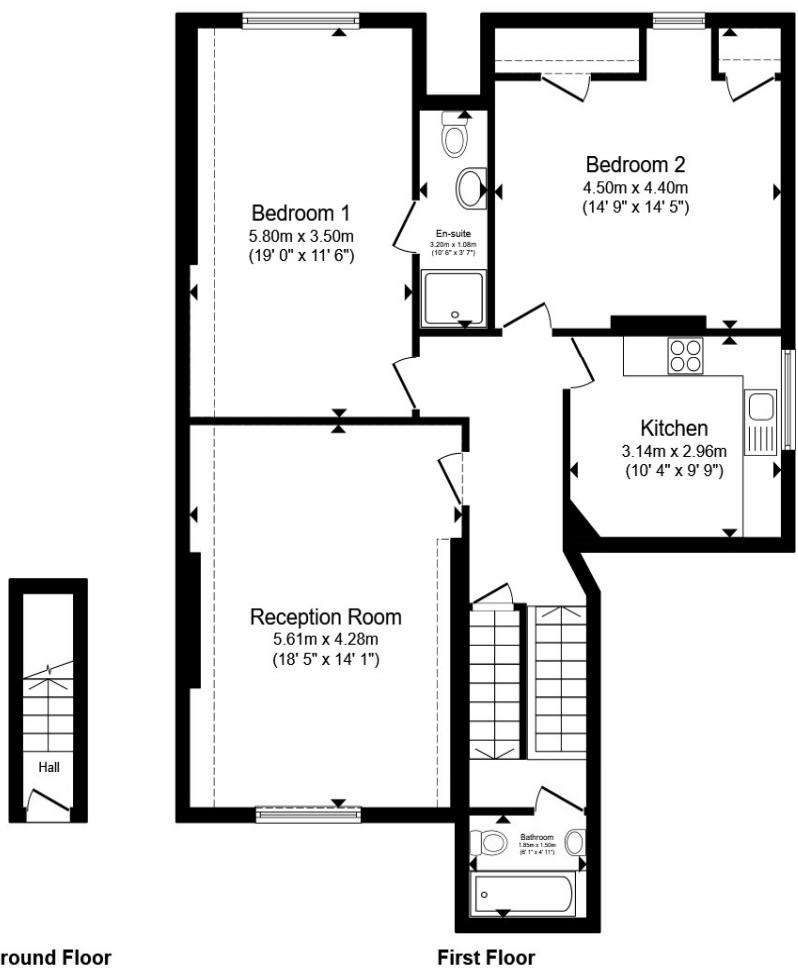


**Birdhurst Road, South Croydon CR2 7EE**

**welcome to  
Birdhurst Road, South Croydon**

Barnard Marcus are proud to present this split-level upper floor character conversion apartment. - Total Floor Area 97.6m<sup>2</sup> (1,051 sq.ft.) Approx.





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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)



### Bathroom

6' 1" x 4' 11" ( 1.85m x 1.50m )

### En-Suite

10' 6" x 3' 7" ( 3.20m x 1.09m )

A superb split level upper floor character conversion apartment located in ever popular Birdhurst road within easy distance of South Croydon station, Tram link, bus routes and the lovely thoroughfare of South End with its array of shops, bars and restaurants. The property boasts turning staircase to landing with lovely picture window to side, large reception, shower room and bathroom, modern kitchen, two double bedrooms, long lease and offered to the open market with no upward chain.

welcome to

## Birdhurst Road, South Croydon

- No Upward Chain
- 2 Double Bedrooms
- Long Lease
- Close to Stations
- Permit Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2500.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 200 years from 19 Dec 2022.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

Price

# £350,000



view this property online [barnardmarcus.co.uk/Property/SCS109954](http://barnardmarcus.co.uk/Property/SCS109954)



Property Ref:  
SCS109954 - 0003

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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.



Please note the marker reflects the  
postcode not the actual property



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