



Moreton Road, South Croydon CR2 7DL

welcome to

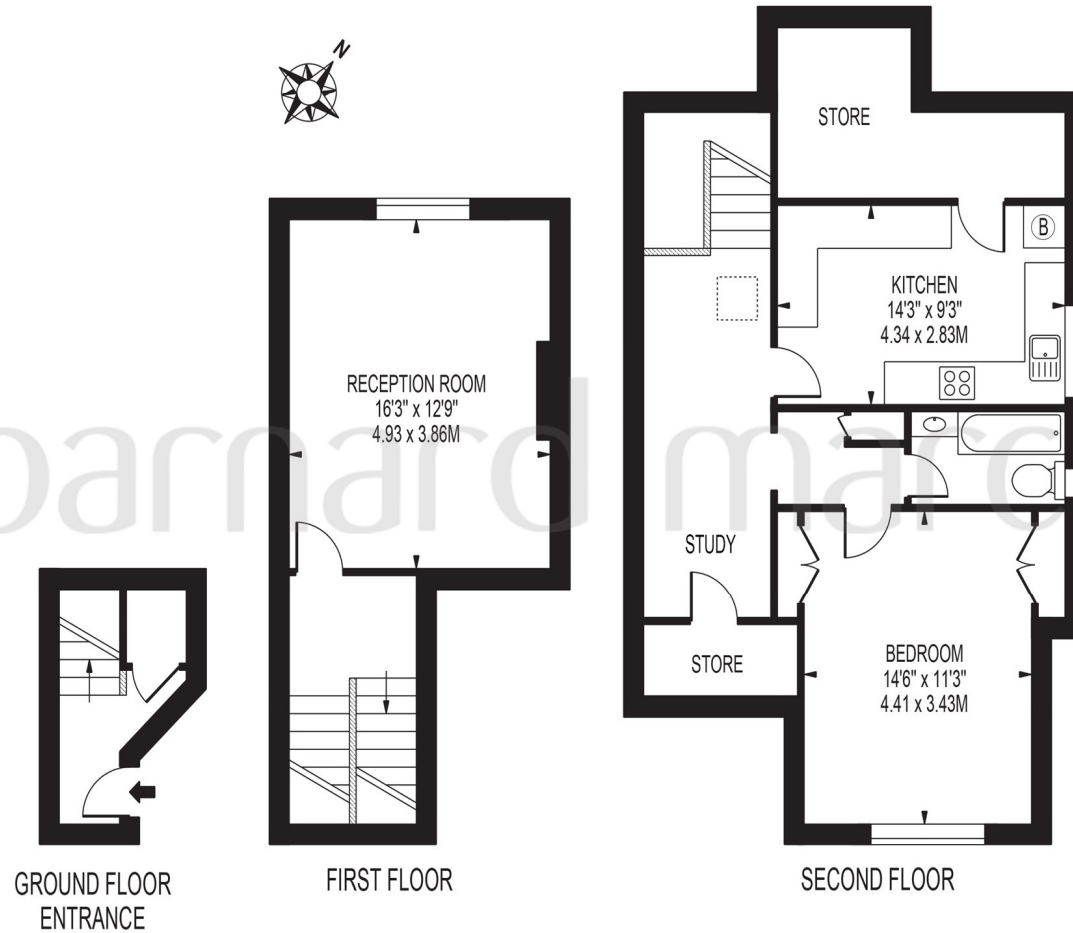
Moreton Road, South Croydon

A rarely available split level larger than average 1 bed character conversion apartment.



MORETON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 982 SQ FT - 91.25 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.

A rarely available split level larger than average 1 bed character conversion apartment located in the sought after leafy avenue of Moreton Road perfectly placed for South Croydon station (approx 400 yards away) and also close to the tram link and wooded surround of Lloyd Park. The building has only four flats in total and compliments a lovely turn of the century façade with restored brickwork and pointing and brownstone style steps to communal door. The property alights from the first floor with a beautiful twisting staircase leading to a spacious living room/diner with views over the garden and wired for in-wall surround sound. Further leading to stairs to the upper level, this comprises of a kitchen with integrated appliances and breakfast bar, wide landing ideal for use as a study area, bathroom, and generous master bedroom, with built-in wardrobes. The mezzanine view from the landing, and open circulation space gives this property a house-like flow, rarely achieved in a 1-bed flat. Moreton Road is a share of freehold property with a long lease and access to a private section of garden to rear, South End thoroughfare will cater for boutique bars, shops, and restaurants.

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Moreton Road, South Croydon

- Split Level
- Close to stations
- Share of Freehold
- Long Lease
- Private Section of Garden

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 100.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 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.

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/SCS109710



Property Ref:
SCS109710 - 0007

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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