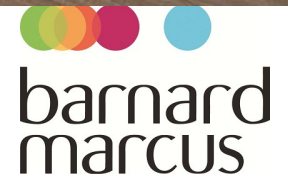




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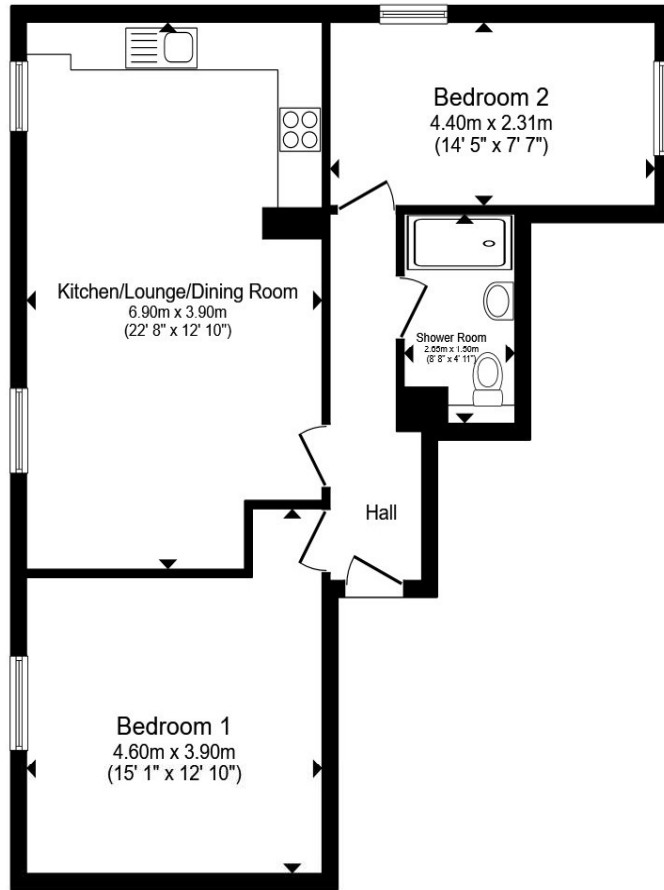
**Windmill Road, Croydon CR0 2XN**



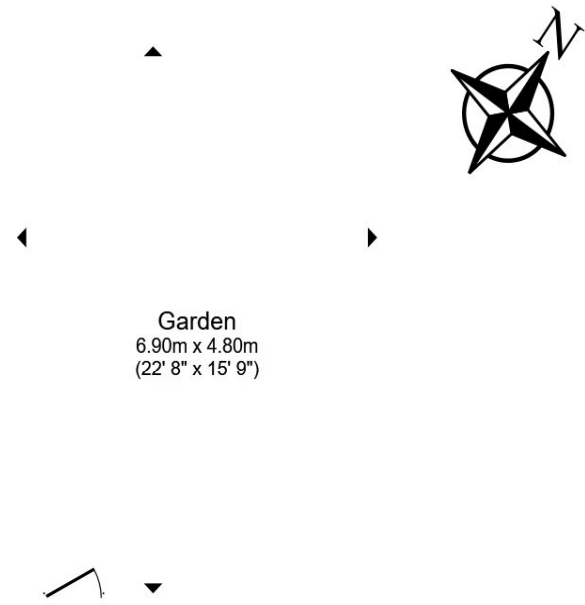
**welcome to**  
**Windmill Road, Croydon**

GUIDE PRICE £325k-£350k - This impressive two-bedroom, split-level, brand-new conversion flat offers stylish and contemporary living finished to a high standard throughout.





**Floor Plan**



**Outbuilding**

Total floor area 63.2 m<sup>2</sup> (680 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)

Upon entering the property, you are welcomed by a generous landing area providing access to two well-proportioned double bedrooms, one of which benefits from a sleek, modern en-suite shower room. The layout offers a sense of privacy and separation between the sleeping and living accommodation.

Stairs lead down to a spacious open-plan kitchen and living area, thoughtfully designed for both everyday living and entertaining. The high-end kitchen finish complements the modern aesthetic, while an additional shower room is conveniently located off the kitchen area. Doors open onto a private outdoor patio space, creating a seamless indoor-outdoor flow and an ideal spot to relax or entertain.

This beautifully converted home combines contemporary design with practical living, making it an ideal choice for buyers seeking a brand-new, high-quality property.



welcome to

## Windmill Road, Croydon

- SHARE OF FREEHOLD
- SPLIT LEVEL 2 BEDROOM APARTMENT
- 2 BATHROOMS
- PRIVATE OUTDOOR SPACE
- HIGH END FINISH
- WALKING DISTANCE TO WEST CROYDON
- BRAND NEW CONVERSION
- SERVICE CHARGE APPROX. £700 YEARLY

Tenure: Leasehold EPC Rating: Exempt

Service Charge: 700.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2026. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £325,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/CRY113428](https://www.barnardmarcus.co.uk/Property/CRY113428)



Property Ref:  
CRY113428 - 0005

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.

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.



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**020 8680 9226**



[Croydon@barnardmarcus.co.uk](mailto:Croydon@barnardmarcus.co.uk)



50 Lower Addiscombe Road, Croydon, Surrey,  
CR0 6AA



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)