



barnard marcus

**Vantage Point, Sanderstead Road, South Croydon CR2 0LY**

  
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**welcome to**  
**Vantage Point Sanderstead Road, South Croydon**

**\*\*\*OPEN HOUSE, SATURDAY 27TH  
JUNE 12PM-1PM\*\*\***

***A beautifully presented two double bedroom flat offering bright and spacious accommodation throughout with a 23 sq m wrap around balcony - offered with no chain!***

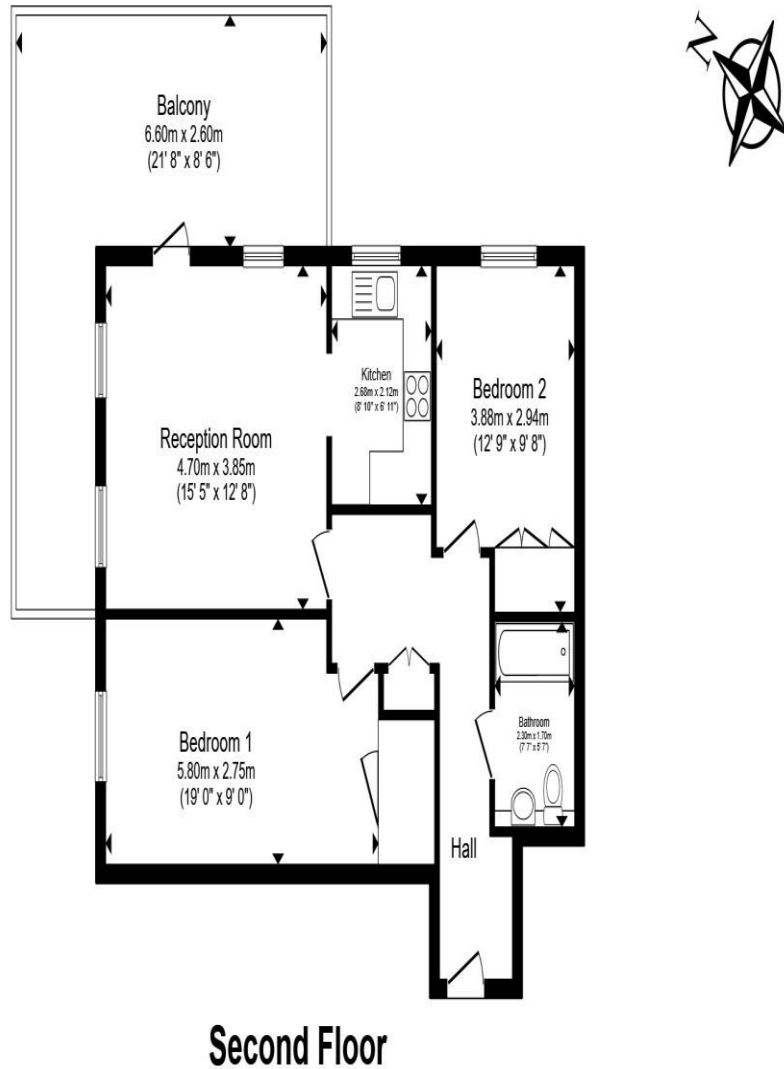
The property is light-filled throughout, whilst offering leafy views and privacy.

The spacious reception room is coupled with a sleek modern kitchen, fitted with a range of contemporary units and integrated appliances.

Both bedrooms are generously sized, with the primary bedroom featuring a walk-in wardrobe space and the secondary bedroom has a large built-in wardrobe.

The internal accommodation is completed by a bathroom finished to a high standard and additional storage space in the hallway.





One of the standout features of this superb home is the impressive private balcony, providing an exceptional outdoor space with plenty of room for seating and dining - perfect for enjoying warmer evening or entertaining guests. Situated on the ever-popular Sanderstead Road, the property is ideally located for a wide range of local amenities, sought after schools, cafes restaurants and supermarkets, while Sanderstead station is just a 1 minute walk away and offers excellent links into central London and surrounding areas. Finished to a modern standard throughout, this attractive flat combines comfort and practicality in a highly desirable setting.

Total floor area 68.2 m<sup>2</sup> (734 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)



welcome to

## Vantage Point Sanderstead Road, South Croydon

- Two Double Bedrooms
- Massive Wrap Around Balcony
- Spacious bathroom
- Modern Kitchen & Bathroom
- Walk in Wardrobe with Master Bedroom

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 2783.74

Ground Rent: 267.50

This is a Leasehold property with details as follows; Term of Lease 125 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.

guide price

**£325,000**



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/SAN108110](https://barnardmarcus.co.uk/Property/SAN108110)



Property Ref:  
SAN108110 - 0012

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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.



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