

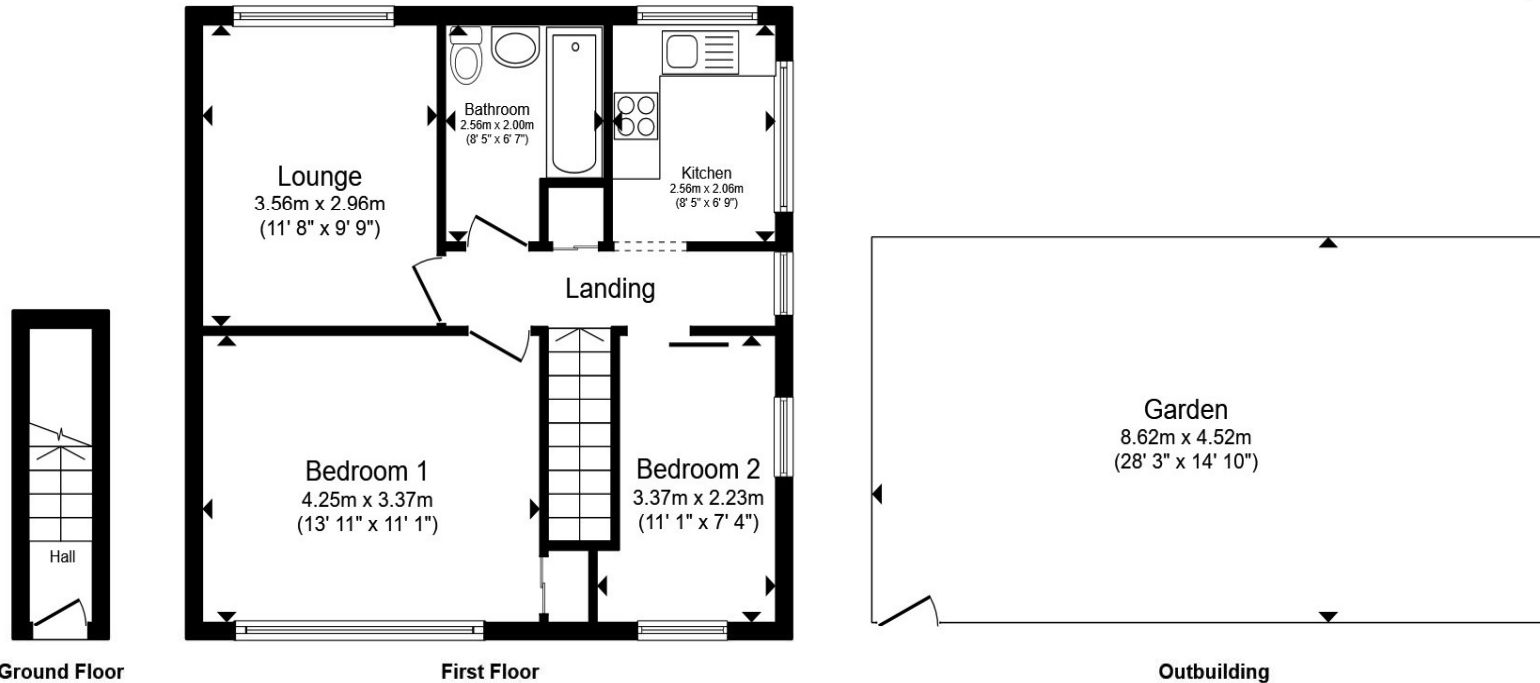


**Campden Road, South Croydon CR2 7EP**

welcome to  
**Campden Road, South Croydon**

Barnard Marcus are proud to present this spacious two-bedroom first floor maisonette.





Total floor area 53.4 m<sup>2</sup> (575 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)



A fantastic opportunity to acquire this spacious two-bedroom first floor maisonette with its own private entrance and private garden, ideally positioned on the sought-after Campden Road in South Croydon.

The accommodation comprises a spacious reception room, a well-proportioned kitchen, two good-sized bedrooms and a family bathroom. The property benefits from excellent natural light throughout and a practical layout ideal for both first-time buyers and investors.

One of the standout features is the private rear garden, perfect for outdoor dining, entertaining or simply relaxing during the warmer months.

Campden Road is ideally located for easy access to South Croydon and East Croydon stations, providing excellent links into Central London. The vibrant South End restaurant quarter, local shops, cafes and green spaces are all within close proximity, making this a superbly convenient location.

welcome to

## Campden Road, South Croydon

- Garage
- Private Garden
- Close to Stations
- Maisonette
- Good Transport Links

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 300.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1982. 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

**£300,000**



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/SCS110016](https://www.barnardmarcus.co.uk/Property/SCS110016)



Property Ref:  
SCS110016 - 0003

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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