



Campden Road, South Croydon CR2 7EP

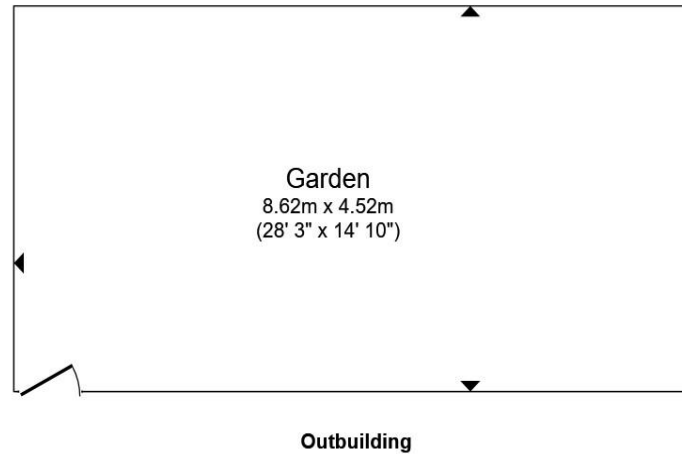
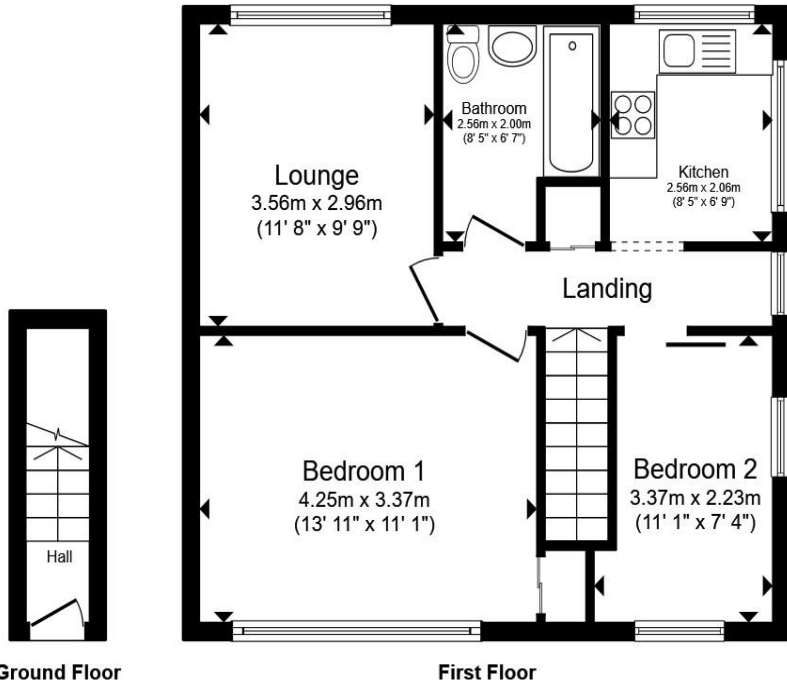
welcome to

Campden Road, South Croydon

A spacious two-bedroom first floor maisonette with private entrance, private garden and garage, offered with no service charge and a 999-year lease, ideally located on sought-after Campden Road in South Croydon. The accommodation comprises a bright and spacious reception room, a well-appointed kitchen, two good-sized bedrooms and a family bathroom. The property enjoys excellent natural light throughout and offers a practical layout, making it ideal for both first-time buyers and investors alike. One of the standout features is the private rear garden, providing the perfect space for outdoor dining, entertaining, or simply relaxing during the warmer months. The property also benefits from a garage, offering additional storage or parking convenience.



Further key benefits include no service charge, a 999-year lease, and funds already available for full external redecoration, providing peace of mind for prospective purchasers. Campden Road is superbly located for easy access to both South Croydon and East Croydon stations, offering excellent transport links into Central London. The vibrant South End restaurant quarter, along with a variety of local shops, cafés, and green spaces, are all within close proximity, making this an exceptionally convenient and desirable location.



Total floor area 53.4 m² (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



welcome to

Campden Road, South Croydon

- Maisonette
- Two-bedrooms
- Garage
- Private rear garden
- No service charge, 999-year lease
- Close to Stations

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 00.00

Ground Rent: 0.00

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

£280,000



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 - 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.

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