



**Park Point, Henderson Road, Croydon CR0 2QG**

**welcome to**

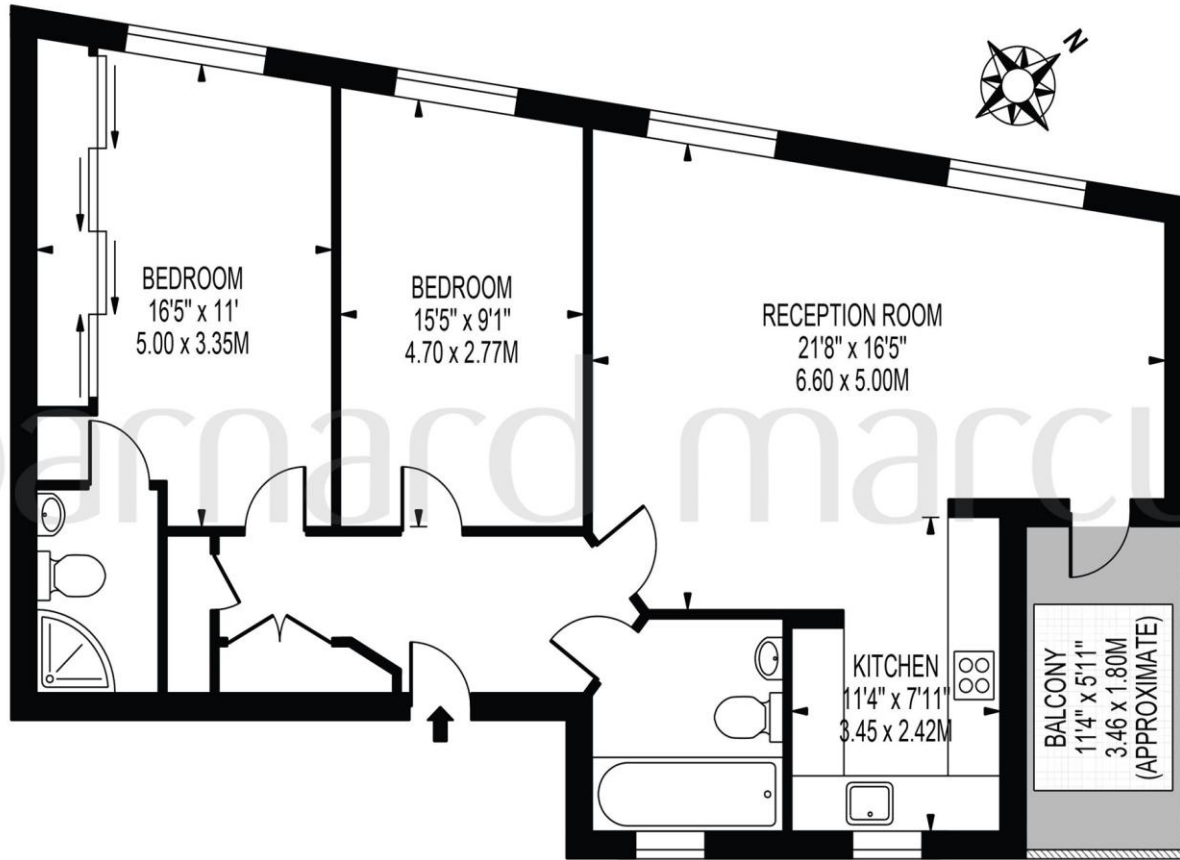
## **Park Point Henderson Road, Croydon**

A beautifully presented apartment set within the sought-after Park Point development, completed in 2019. The property offers stylish open-plan kitchen and living accommodation, two well-proportioned bedrooms, a contemporary bathroom, an additional shower room, and the added benefit of a private balcony. Ideally located, the apartment is within easy reach of Selhurst Station, Croydon town centre and East Croydon Station, as well as a variety of shops, bus routes and local amenities. The renowned BRIT School for Performing Arts and Technology is also conveniently close by. Park Point is a distinctive, modern development in a prime location, thoughtfully tucked away to provide a peaceful and quiet setting while remaining exceptionally well connected.



# PARK POINT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 887 SQ FT - 82.36 SQ M



## FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. 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.

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## Park Point Henderson Road, Croydon

- Two bedrooms
- First floor
- Private balcony
- Long lease
- Modern
- 5 year build guarantee left with BLP

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1080.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 126 years from 01 Jun 2019. 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/THH113894](https://www.barnardmarcus.co.uk/Property/THH113894)



Property Ref:  
THH113894 - 0005

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**020 8683 0190**



ThorntonHeath@barnardmarcus.co.uk



4-5 Brigstock Parade London Road, Thornton Heath, Surrey, CR7 7HW



**barnardmarcus.co.uk**