



barnard marcus

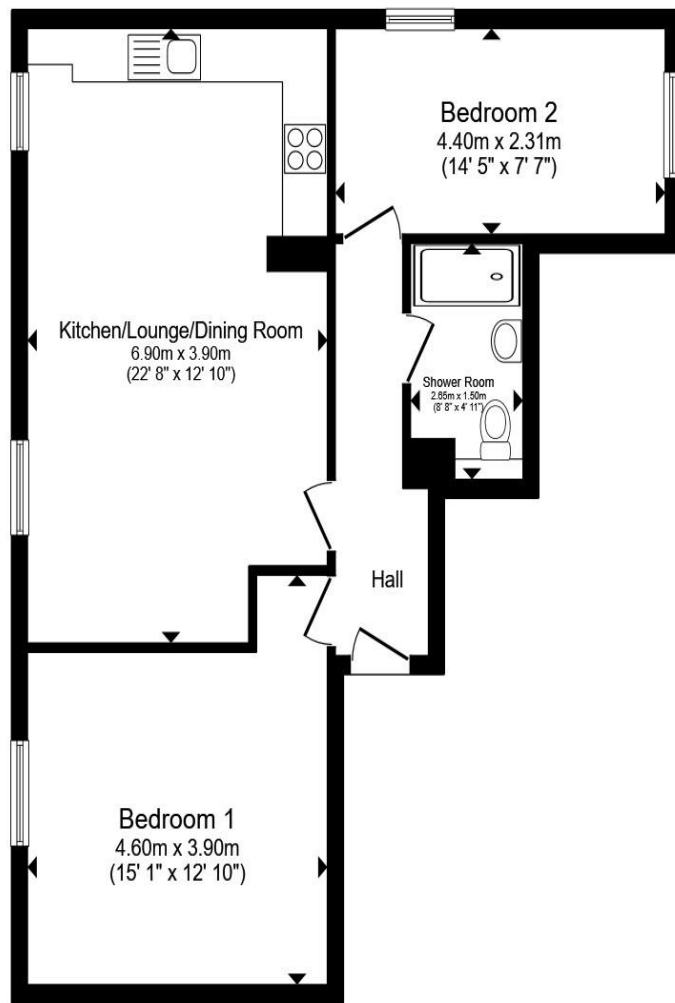
Windmill Road, Croydon CR0 2XN

welcome to

Windmill Road, Croydon

GUIDE PRICE £325,000 - £350,000. This stunning brand-new split-level conversion apartment offers beautifully presented accommodation finished to an exceptional standard throughout. Upon entering the property, you are welcomed by a central hallway providing access to all principal rooms. The accommodation comprises two well-proportioned double bedrooms, offering comfortable and versatile living space ideal for homeowners, professional couples, or those looking to downsize. The heart of the home is the impressive open-plan kitchen, lounge and dining room, measuring approximately 22'8" x 12'10". Thoughtfully designed for modern living, the space combines contemporary styling with practicality, creating an ideal setting for both everyday life and entertaining. The stylish fitted kitchen complements the spacious reception area, while a sleek and modern shower room serves the property. Externally, the flat benefits from its own private section of the rear garden, providing valuable outdoor space for relaxing, entertaining, or enjoying the warmer months. The garden has been thoughtfully divided so that each flat enjoys a designated private area. This beautifully converted home combines contemporary design with practical living, making it an ideal choice for buyers seeking a high-quality property with generous accommodation and private outdoor space.





Floor Plan

Garden
6.90m x 4.80m
(22' 8" x 15' 9")



Outbuilding

Total floor area 63.2 m² (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

welcome to

Windmill Road, Croydon

- Share of Freehold
- Brand-New Upper Ground Floor Conversion Apartment
- Private Patio/Outdoor Space
- High-Specification Finish Throughout
- Walking Distance to West Croydon Station
- Excellent Access to Local Amenities and Transport Links
- Approximate Service Charge: £700 Per Annum

Tenure: Leasehold EPC Rating: C

Service Charge: 700.00

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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/THH114910



Property Ref:
THH114910 - 0004

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 8683 0190



ThorntonHeath@barnardmarcus.co.uk



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



barnardmarcus.co.uk