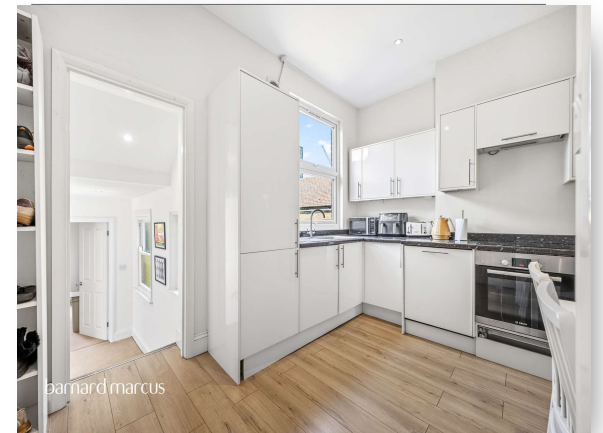


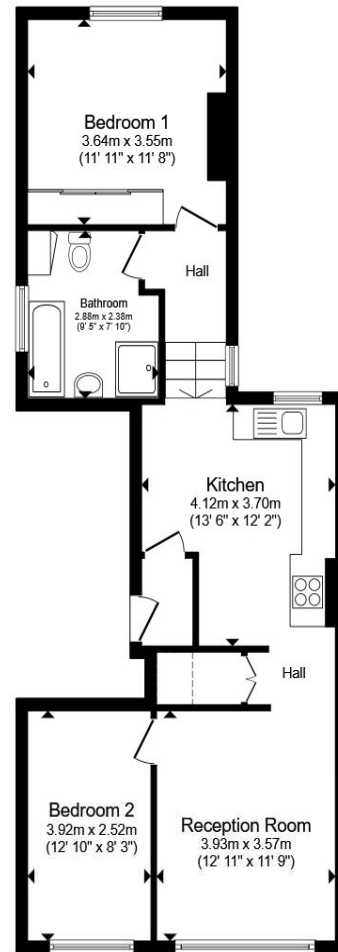


Chatsworth Road, Croydon CR0 1HE

welcome to
Chatsworth Road, Croydon

Benefiting from a share of freehold and offered with no onward chain, viewing is essential to appreciate this beautifully presented two double bedroom split-level character conversion apartment, ideally located within the sought-after Chatsworth Road conservation area.





Total floor area 64.1 m² (690 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



Set within an attractive turn-of-the-century building, this is one of just three flats, offering a real sense of exclusivity and charm. The apartment retains a wealth of original features throughout, including high ceilings and a feature fireplace, perfectly combined with modern living.

The accommodation comprises two well-proportioned double bedrooms, including an expansive master bedroom, a spacious reception room, and a large kitchen/diner ideal for entertaining. There is also a modern bathroom and a useful utility cupboard.

Externally, the property benefits from parking to the front for convenience. Further advantages include being share of freehold and no onward chain. Conveniently positioned within walking distance of East Croydon Station, the property is also close to the vibrant restaurant quarter, Boxpark, and the shopping and leisure facilities of Centrale.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Chatsworth Road, Croydon

- Share of freehold
- Two double bedroom
- Split-level character apartment
- Set within an attractive turn-of-the-century building (one of only three flats)
- Spacious kitchen/diner

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 500.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Price

£340,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS110074



Property Ref:
SCS110074 - 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.

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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