



barnard marcus

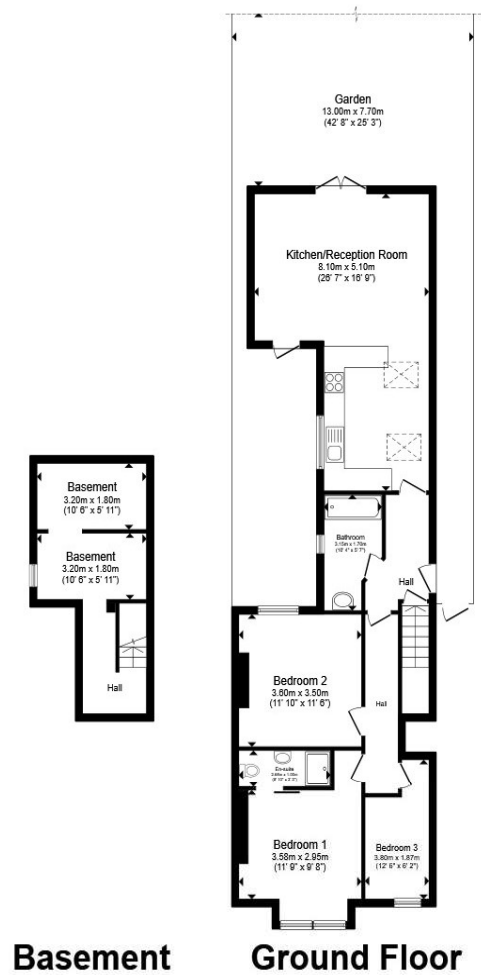
**St. James's Road, Croydon CR0 2UY**

**welcome to**

**St. James's Road, Croydon**

**\*FREEHOLD INCLUDED\*** 3 Bedroom ground floor maisonette with private garden, additional courtyard, newly renovated with off street parking, EV charging and basement.





Beautifully renovated throughout and spanning over 1100 sqft, this truly unique 3 bed ground floor maisonette on St James Road offers an exceptional blend of style, space and practicality. Rarely available, the property also comes with the freehold for the entire building, private off street parking with EV charging point, a south facing private garden and additional private courtyard.

Accessed via its own private entrance, the property was comprehensively renovated in 2023 to an impressive standard, including a fully ventilated large basement, stylish kitchen and bathrooms, underfloor heating to the kitchen/living space and full security camera system. The stunning open plan living area is flooded with natural light from skylights, large windows and French doors opening onto the courtyard and garden, creating an amazing indoor/outdoor entertaining space. The sleek gloss kitchen offers ample storage and workspace, while the generous layout easily accommodates both living and dining furniture.

The principal bedroom is an excellent size with triple glazing and a stylish ensuite shower room. The second bedroom is another spacious double, while the third makes an ideal child's room, office or flexible space. Externally, the south facing garden also benefits from a powered workshop with fantastic potential as a home gym or office. A genuinely rare opportunity to acquire a one of a kind home in a highly convenient Croydon location.

Total floor area 104.0 m<sup>2</sup> (1,119 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)



welcome to

## St. James's Road, Croydon

- FREEHOLD INCLUDED
- Private Courtyard & South Facing Garden
- 3 Bedrooms
- Driveway with EV Charging
- Underfloor Heating
- Over 1100sqft
- Additional Ventilated Basement
- Fully Renovated in 2023

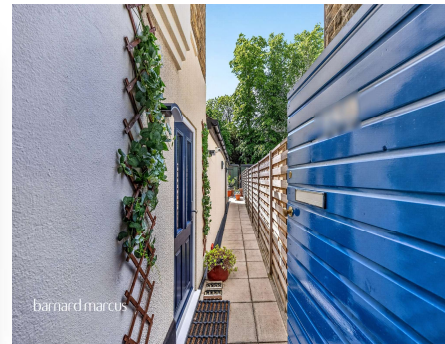
Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over **£395,000**



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/CRY112717](https://www.barnardmarcus.co.uk/Property/CRY112717)



Property Ref:  
CRY112717 - 0006

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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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