



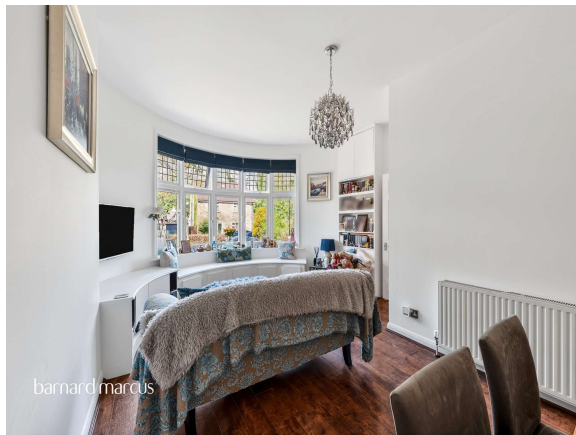
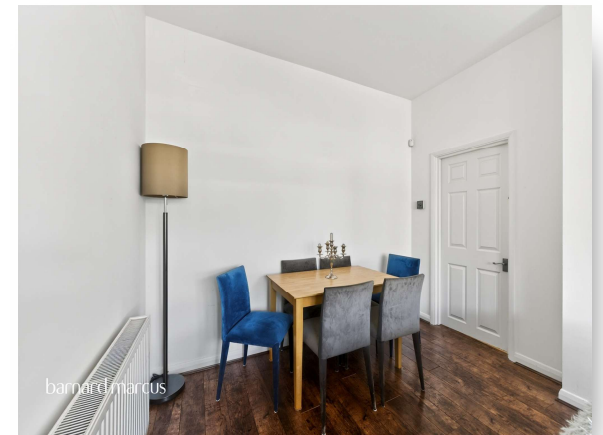
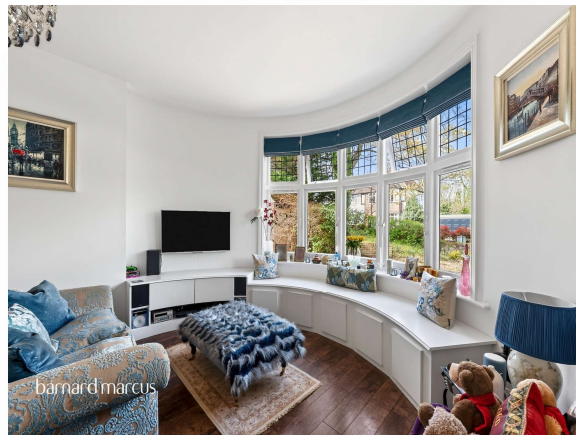
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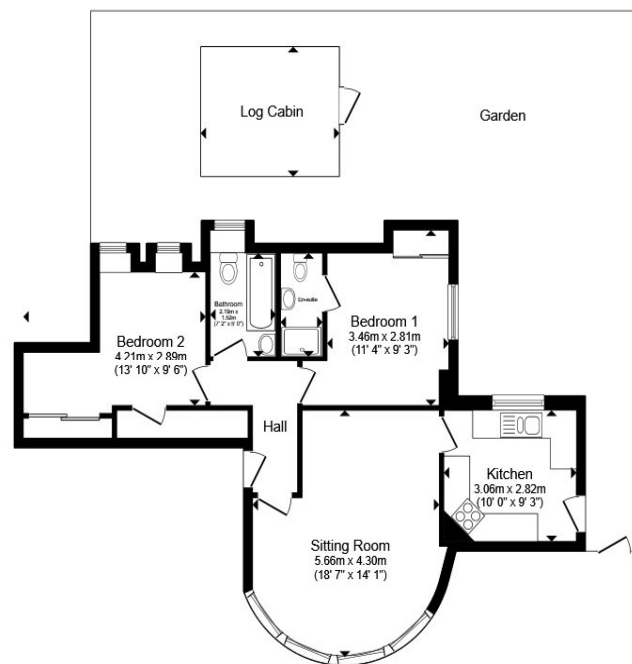
**Glengarry House Campden Road, South Croydon CR2 7EP**



**welcome to**  
**Glengarry House Campden Road, South Croydon**

A well-presented ground floor maisonette featuring two spacious bedrooms, a bright living area, a modern kitchen, and a rear garden. Situated on a quiet residential road with on-street and permit parking available, this home offers convenience and comfortable living close to local amenities.





## Ground Floor

Total floor area 72.2 m<sup>2</sup> (777 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)



This well-presented ground floor maisonette offers spacious accommodation throughout and is ideally suited for buyers seeking a comfortable home with excellent outdoor space. The property features two generously sized bedrooms, a bright and airy sitting/dining room, a well-appointed kitchen, and a modern bathroom. A standout feature of this home is the rear garden, providing a fantastic private space for relaxing, entertaining, or gardening. The layout also includes direct access to the garden via the kitchen, adding convenience and enhancing the usability of the outdoor area. Located on a quiet residential street, the property benefits from on-street parking, with permit parking available for residents. Situated close to local amenities, transport links, and green spaces, this property offers both comfort and convenience in a desirable location.

**welcome to**

## **Glengarry House Campden Road, South Croydon**

- Ground floor maisonette
- Two spacious bedrooms
- Rear garden
- On-street & permit parking available
- Bright living area and separate kitchen

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 1987.28

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 28 Nov 2008. 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

**£375,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SCS110046](https://barnardmarcus.co.uk/Property/SCS110046)



Property Ref:  
SCS110046 - 0003

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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