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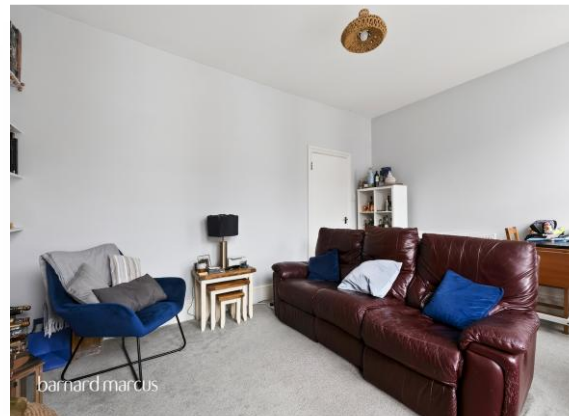
Broad Green Avenue, Croydon CR0 2ST



welcome to

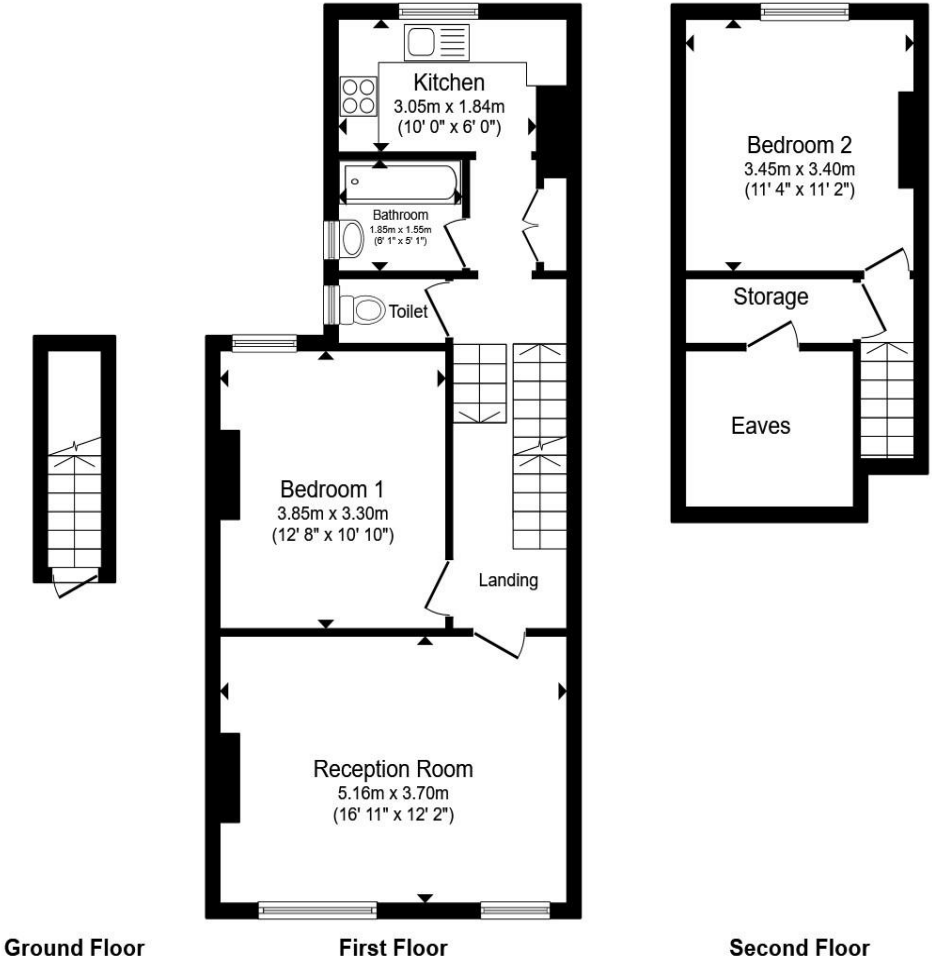
Broad Green Avenue, Croydon

Situated on the desirable Broad Green Avenue, this spacious first-floor conversion flat offers generous accommodation arranged over two floors and is available with no onward chain. The property combines well-proportioned rooms, good natural light and a flexible layout that will appeal to first-time buyers, investors and those seeking a comfortable home in a convenient Croydon location. The first floor features a bright and airy reception room with large windows, creating an inviting space ideal for everyday living and entertaining. A good-sized double bedroom sits adjacent, offering ample room for freestanding furniture, while a landing area leads through to a fitted kitchen with generous worktop space and storage. This floor also benefits from a separate bathroom and WC, providing practicality and convenience. Stairs rise to the second floor, where a further double bedroom occupies a peaceful position overlooking the rear. This level offers useful eaves storage, making it easy to keep the home neatly organised and maximising the available floor space.



Broad Green Avenue enjoys excellent access to local transport links, with West Croydon and East Croydon stations within easy reach, providing fast connections into London Bridge, Victoria and Gatwick. Multiple bus routes and nearby tram services further enhance the area's connectivity. The property is well placed for shopping, dining and leisure, with the amenities of London Road, the high street and Centrale & Whitgift Centres all close by. Green spaces such as Wandle Park and West Croydon Recreation Ground offer pleasant spots for outdoor relaxation, making this a well-rounded location for commuters and families alike.

Disclaimer: Please note that there is limited information available regarding lease charges (Service charge/Ground rent, Building insurance). Prospective buyers are advised to carry out their own due diligence or consult with their solicitor to clarify these aspects.



Total floor area 74.4 m² (801 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

Broad Green Avenue, Croydon

- Spacious split-level
- First-floor flat
- Bright reception room
- Separate fitted kitchen
- No onward chain
- Excellent transport links to Central London via East & West Croydon stations

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1985. 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

£260,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114678



Property Ref:
THH114678 - 0007

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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