



City House, London Road, Croydon CR0 2NS



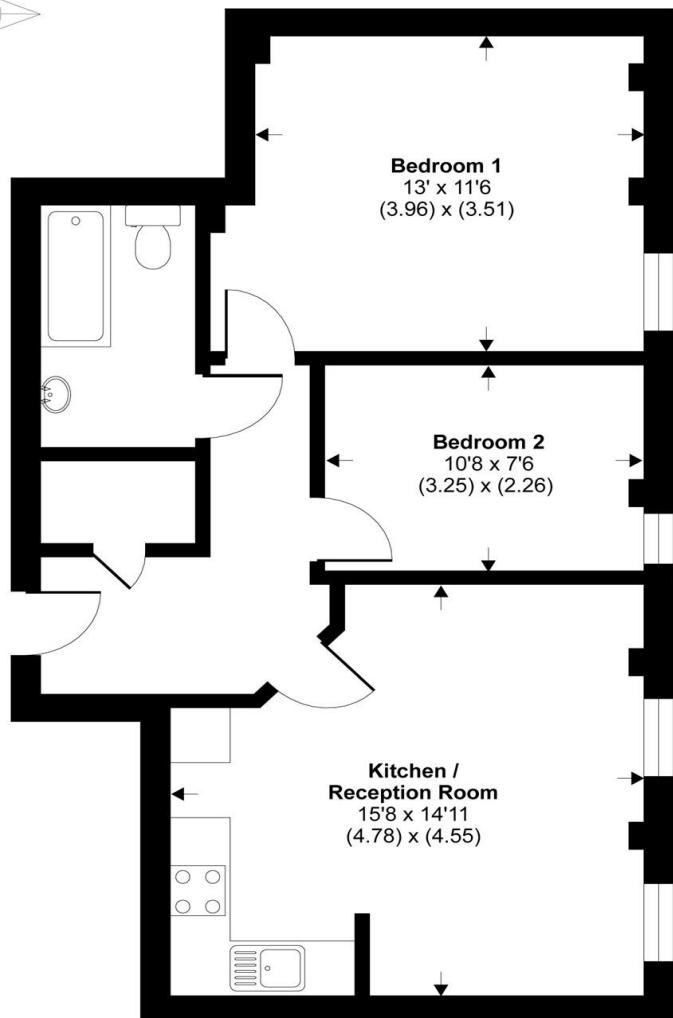
**welcome to
City House London Road, Croydon**

Barnard Marcus are proud to present this third floor two bedroom apartment located on the highly sought after London Road.

The property briefly comprises of large entrance hall, kitchen / reception room, two double bedrooms and bathroom. This property further benefits from an allocated secure parking space in the buildings underground car park.

Close to excellent transport links such as West Croydon, shops, bars and cafes call now to avoid disappointment.





THIRD FLOOR

City House, London Road, Croydon, CR0

APPROX. GROSS INTERNAL FLOOR AREA 614 SQ FT 57 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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welcome to

City House London Road, Croydon

- Two Bedroom
- Third Floor
- Good Decorative Throughout
- Secure Underground Parking Space
- Sought After Location

Tenure: Leasehold EPC Rating: B

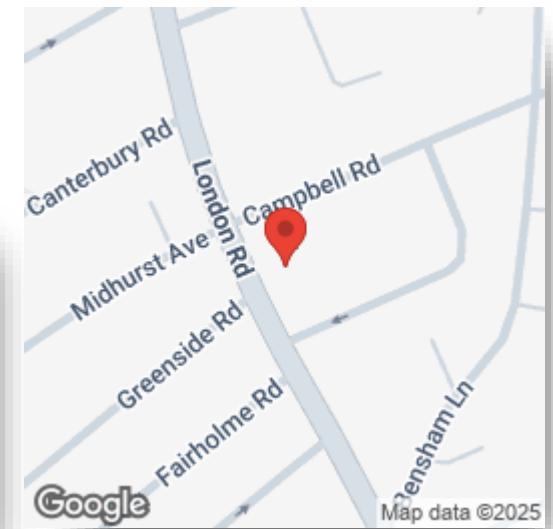
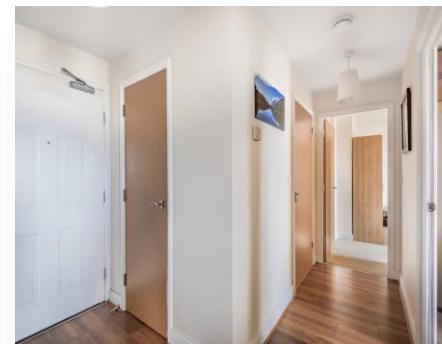
Council Tax Band: C Service Charge: 3463.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2007. 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

£220,000



view this property online barnardmarcus.co.uk/Property/THH111920

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.



Property Ref:
THH111920 - 0004

 barnard marcus



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