



barnard marcus

**Nicholson Road, Croydon CR0 6QS**



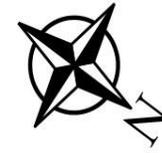
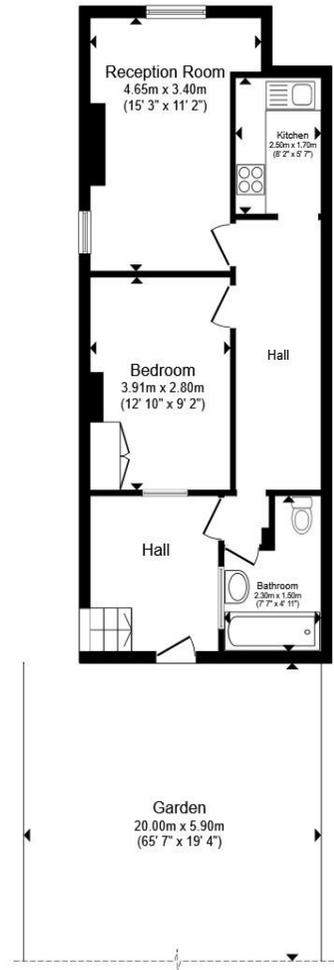
**welcome to**

## **Nicholson Road, Croydon**

A beautifully presented larger than average apartment, with its own private entrance, private secluded garden and long lease, this home is a true gem. Set within an attractive period conversion on the ever-desirable Nicholson Road, this truly unique garden apartment offers generous proportions, character charm, long lease and its own private entrance. You are welcomed by an impressively large hallway, currently arranged as a stylish home office, creating an immediate sense of space and versatility rarely found in similar properties. The accommodation continues with a well-appointed bathroom featuring a full suite and window for natural ventilation.



The double bedroom is an excellent size, complete with a large window that floods the room with natural light. The beautiful living room is a real highlight, boasting high ceilings, a feature fireplace, a large window and a charming recess that adds character and practicality. The separate kitchen offers fitted storage, quality cabinetry and ample space for cooking and entertaining. The true standout feature is the stunning private garden - larger than average for the area, wonderfully secluded and mainly laid to lawn, providing a peaceful retreat with direct access from the property. Perfectly positioned on one of the area's most sought-after roads, Nicholson Road offers superb connectivity via East Croydon station and the well-connected tram network.



Total floor area 52.0 m<sup>2</sup> (559 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)



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## Nicholson Road, Croydon

- Private Garden
- Long Lease
- Private Entrance
- Period Features
- Great Transport Connections
- Low Service Charges

Tenure: Leasehold EPC Rating: D

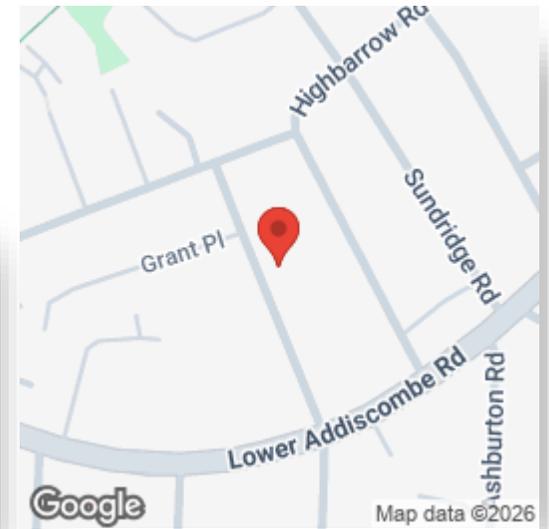
Council Tax Band: B Service Charge: 369.50

Ground Rent: 75.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Jul 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

**£250,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/CRY113224](https://www.barnardmarcus.co.uk/Property/CRY113224)



Property Ref:  
CRY113224 - 0002

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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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