



barnard marcus

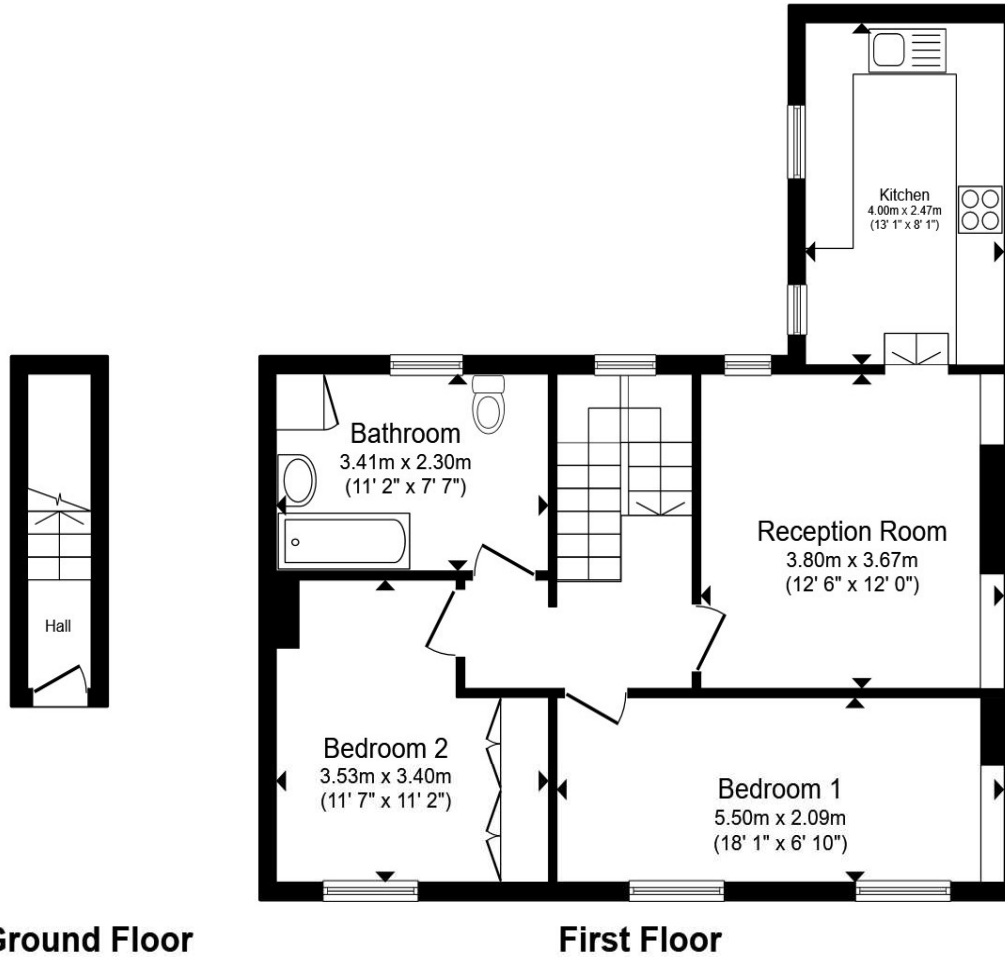
**St. James's Park, Croydon CR0 2UT**



**welcome to**  
**St. James's Park, Croydon**

CHAIN FREE 2 double bedroom period apartment, with private share of the garden, 723qft and close to Selhurst and West Croydon Stations.





Total floor area 67.2 m<sup>2</sup> (723 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)



A bright and spacious two double bedroom first floor flat forming part of an attractive period conversion, ideally located within easy reach of excellent transport links including West Croydon Station and Selhurst Station.

The property is offered in good condition throughout and provides bright, well proportioned accommodation. Internally, the flat comprises a spacious reception room, a separate fitted kitchen, 2 comfortable double bedrooms, and a modern family bathroom. The layout is practical & benefits from good natural light, creating a comfortable living space ideal for professionals and families. There is also a private share of the secluded rear garden.

This attractive period conversion also benefits from Right to Manage (RTM), giving residents greater control over the running & maintenance of the building, alongside low annual service charges, making it a highly appealing & cost-effective purchase.

Conveniently positioned close to local shops, amenities, and transport links, the property provides easy access into Central London and surrounding areas, while Croydon town centre offers a wide range of retail, restaurants, and leisure facilities.

welcome to

## St. James's Park, Croydon

- CHAIN FREE
- Period Conversion
- Private Share of Garden
- Low Service Charges & Long Lease
- 2 Double Bedrooms
- Close to West Croydon Station and Selhurst Station
- Separate fitted kitchen

Tenure: Leasehold EPC Rating: E

Council Tax Band: C Service Charge: 850.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Jun 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £260,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/CRY111310](https://www.barnardmarcus.co.uk/Property/CRY111310)



Property Ref:  
CRY111310 - 0006

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