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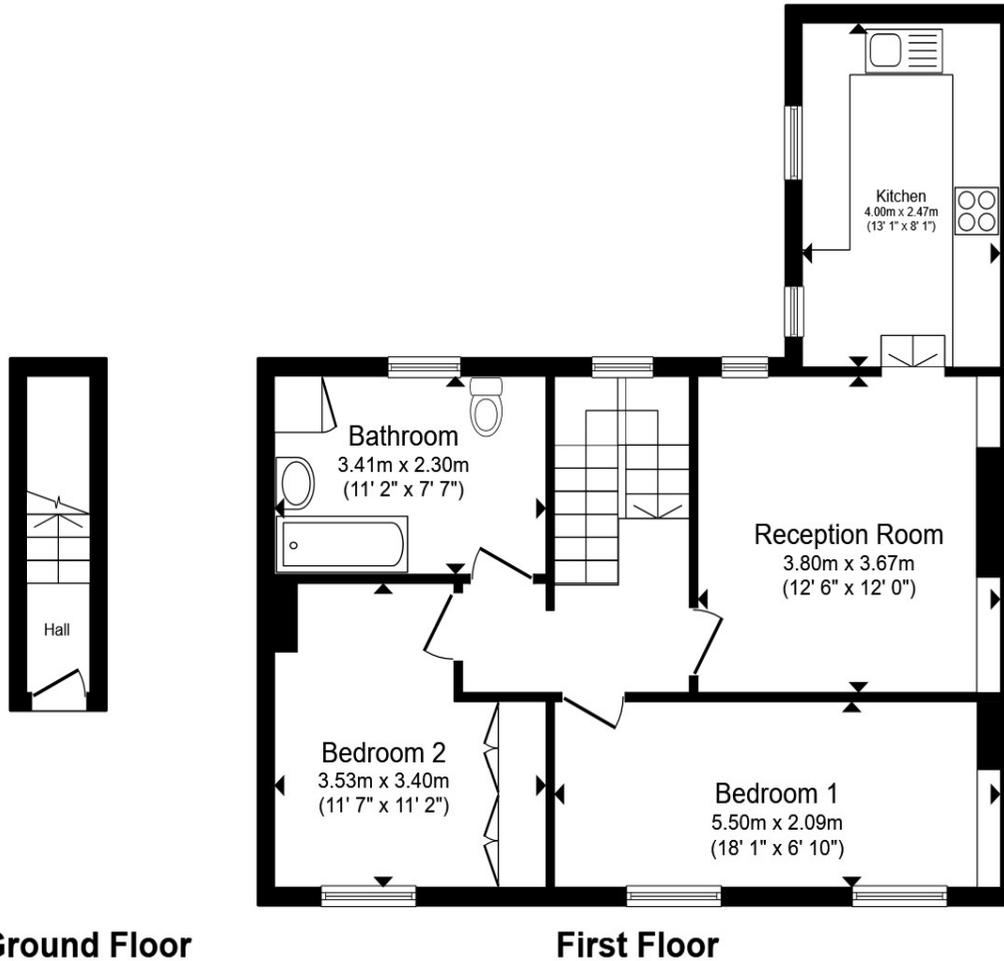
**St. James's Park, Croydon CR0 2UT**

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

Well Presented Period Conversion Flat - CHAIN FREE - 2 Double bedrooms - 723 SQFT.





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 well presented two bedroom first floor flat forming part of an attractive period conversion, ideally located in Croydon 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, two comfortable bedrooms, and a modern family bathroom. The layout is practical and benefits from good natural light, creating a comfortable living space ideal for both owner-occupiers and investors.

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

Offered to the market chain free, this is an excellent opportunity for first-time buyers, commuters, or buy to let investors.

welcome to

## St. James's Park, Croydon

- Two bedroom first floor flat
- Attractive period conversion
- Good condition throughout
- Spacious reception room
- Separate fitted kitchen
- Right to Manage (RTM)
- Close to West Croydon Station and Selhurst Station
- Chain free

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.

# £295,000



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 - 0002

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