

Northcote Road, Croydon CR0 2HY

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welcome to

Northcote Road, Croydon

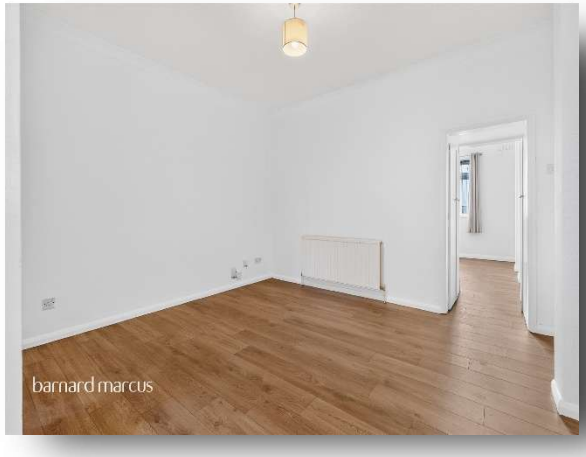
ONE BEDROOM GARDEN FLAT MAISONETTE WITH PRIVATE ENTRANCE, LONG LEASE AND NO SERVICE CHARGES - EXCELLENT TRANSPORT LINKS



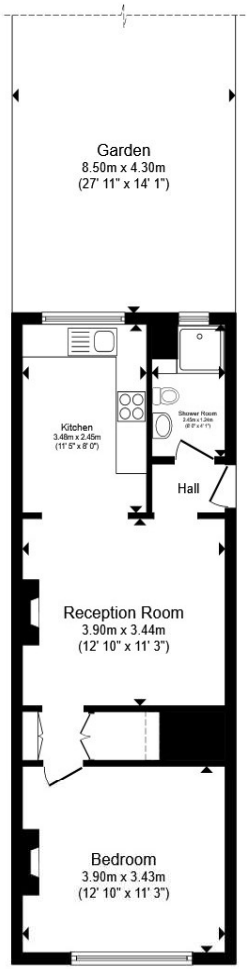












Total floor area 46.2 m² (497 sq.ft.) approx

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

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Barnard Marcus are delighted to present this well-proportioned one bedroom garden maisonette, ideally situated on Northcote Road, Croydon, boasting its own private entrance, generous private rear garden, long lease and no service charges! Offering approximately 497 sq. ft. of accommodation, this property presents a fantastic opportunity for first-time buyers, downsizers and investors alike. The accommodation comprises a spacious double bedroom, a well-proportioned reception room, separate kitchen and bathroom. The practical layout provides comfortable living throughout, whilst the private front door offers an added sense of independence. One of the standout features is the generous private rear garden, providing a fantastic outdoor retreat, ideal for entertaining, alfresco dining or simply enjoying the summer months. The property is exceptionally well positioned for commuters, with Selhurst Railway Station nearby offering convenient connections towards Central London. West Croydon Station is also within easy reach, providing further rail, Overground and tram connections, whilst East Croydon Station offers additional fast services into London and towards Gatwick Airport. Excellent local bus connections include the 75 and 157 routes, providing access towards Croydon Town Centre, Lewisham, Crystal Palace and Morden, alongside additional services from nearby Whitehorse Road. Croydon Town Centre is also easily accessible, offering a wide range of shops, restaurants and cafes.

welcome to

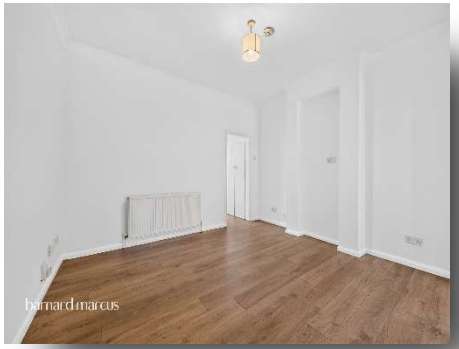
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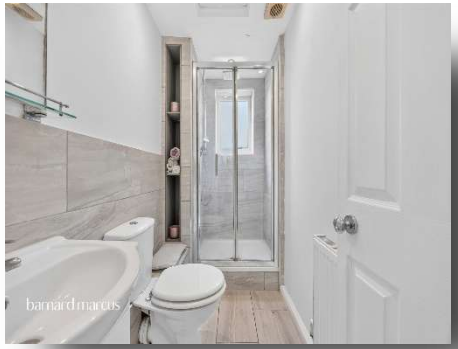
- One bedroom garden maisonette
- Own private front door
- Generous private rear garden
- Long lease
- No service charges

Tenure: Leasehold EPC Rating: D
Council Tax Band: B Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£270,000









Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY113039

The Property Ombudsman

Property Ref:
CRY113039 - 0004

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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