



**Kingswood Way, South Croydon CR2 8QP**

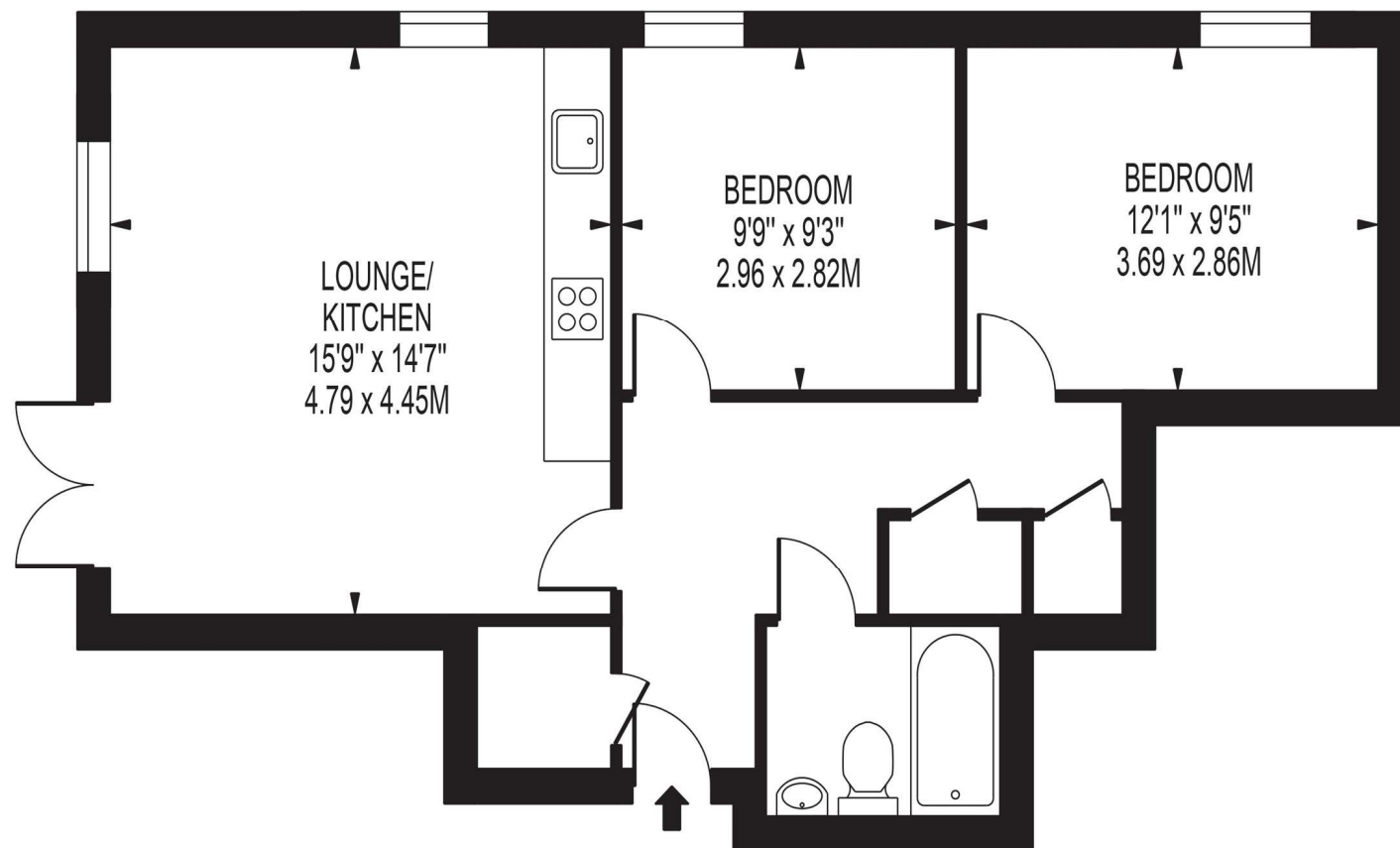
**welcome to**  
**Kingswood Way, South Croydon**

A beautifully designed ground-floor two-bedroom apartment forming part of an exclusive new development in one of South Croydon's most desirable residential pockets.



# KINGSWOOD WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 617 SQ FT - 57.30 SQ M



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Flat 1 has a stunning open-plan kitchen/reception room with enough space for dining, relaxing and entertaining with additional storage spaces. The contemporary kitchen is finished to a high specification with sleek units, integrated appliances, and clean lines throughout. You have access to a generous sized private garden perfect for morning coffee, fresh air or low-maintenance outdoor living.

There are two well-proportioned bedrooms, including a spacious principal bedroom, along with a modern family bathroom finished with premium fittings. With 617 sq ft of intelligently planned space, the layout feels bright, practical, and easy to live with ideal for first-time buyers, downsizers, or those seeking a strong long-term investment.

welcome to

## Kingswood Way, South Croydon

- 2 Bedroom
- Ground Floor
- New Build Apartment
- 0.6 Miles to South Croydon Station
- Direct Access to outside

Tenure: Leasehold EPC Rating: B

Council Tax Band: C 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.

Price

**£300,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SCS109918](https://barnardmarcus.co.uk/Property/SCS109918)



Property Ref:  
SCS109918 - 0005

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