



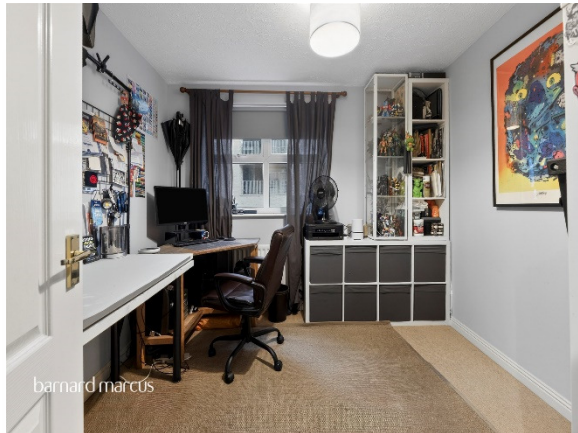
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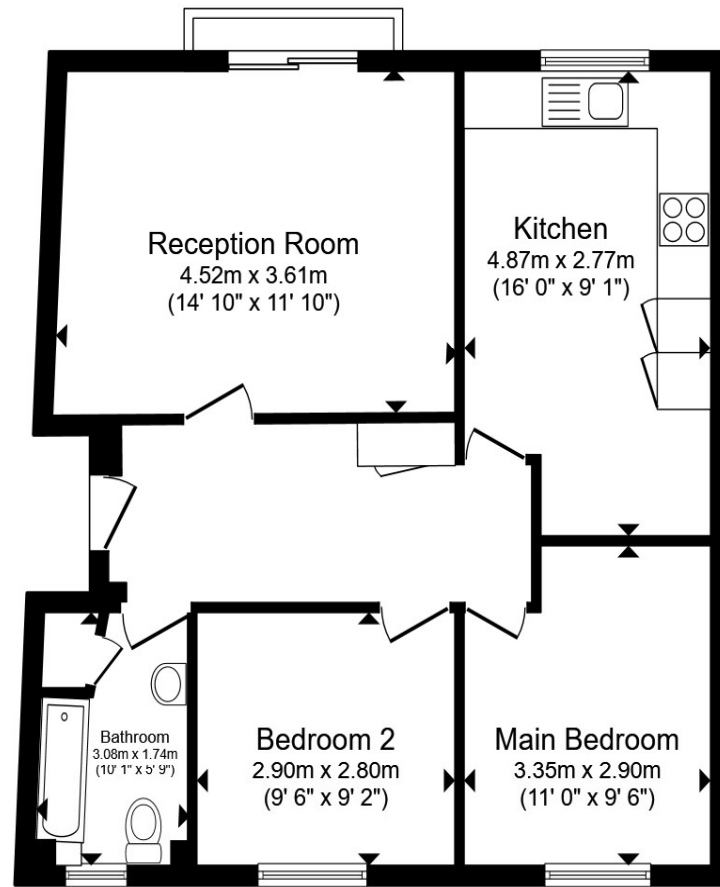
Scarbrook Road, Croydon CR0 1SZ


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welcome to
Scarbrook Road, Croydon

A stunning 2 Bedroom flat in The heart of Croydon with Allocated parking and Share of Freehold.





First Floor



Perfectly positioned in the heart of Croydon, this beautifully presented two-bedroom purpose-built flat offers generous space, natural light and superb convenience. Surrey Street Market, Croydon Town Centre and East Croydon Station are all within easy walking distance, providing excellent links to Brighton, Gatwick Airport and central London.

The property features two generous double bedrooms and is presented in excellent condition throughout. A particular highlight is the larger-than-average kitchen, spacious enough to serve as a true kitchen-dining room - ideal for everyday living and entertaining alike.

The bright reception room opens onto a charming Juliet balcony, enhancing the sense of light and space. Further benefits include a share of freehold, over 900 years remaining on the lease, allocated parking and well-maintained communal gardens.

A warm, spacious home in an exceptionally well-connected location.

Total floor area 60.3 m² (649 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



welcome to

Scarbrook Road, Croydon

- 2 Double bedrooms
- Large Kitchen
- Juliette balcony
- Allocated parking
- Share of freehold
- Superb location for transport and amenities

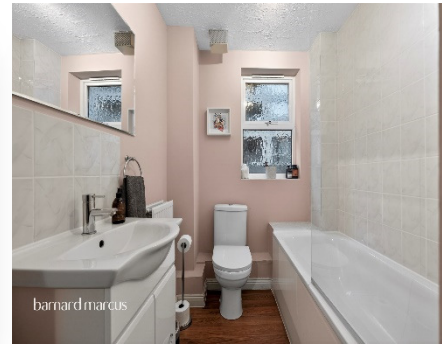
Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 2200.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 2022. Should you require 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/CRY113398](https://www.barnardmarcus.co.uk/Property/CRY113398)



Property Ref:
CRY113398 - 0004

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barnard marcus



020 8680 9226



Croydon@barnardmarcus.co.uk



50 Lower Addiscombe Road, Croydon, Surrey,
CR0 6AA



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)