



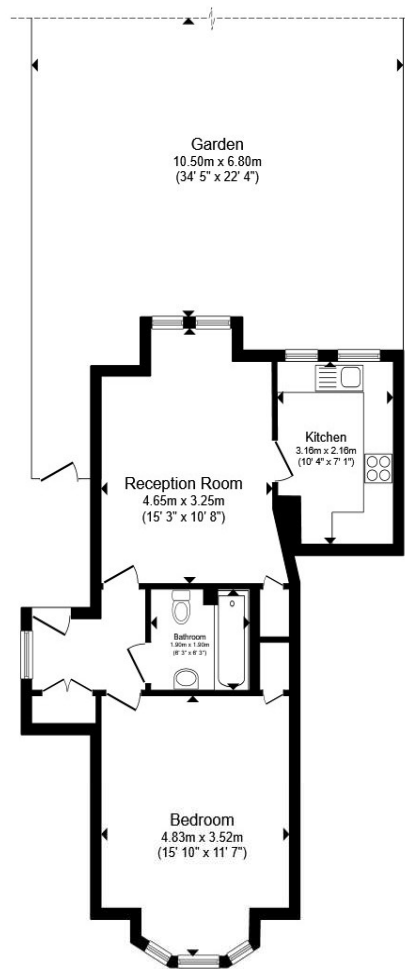
barnard marcus

Campden Road, South Croydon CR2 7EQ

welcome to
Campden Road, SOUTH CROYDON

Barnard Marcus are proud to present this charming ground floor one-bedroom garden flat, superbly positioned on one of South Croydon's most sought-after roads.





Total floor area 51.5 m² (554 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



Ideally located within easy reach of tram and mainline stations, as well as the vibrant array of bars, restaurants and boutiques along South End, the property also benefits from nearby green open spaces including the ever-popular Lloyd Park.

This characterful home boasts a wealth of appealing features including high ceilings, original detailing, its own private entrance, and direct access to a generous rear garden—perfect for relaxing or entertaining. Further benefits include off-street parking to the front, a long lease, and share of freehold.

The accommodation comprises a bright and spacious reception room, a modern fitted kitchen, a well-appointed bathroom, and a well-proportioned double bedroom.

Offered to the market with no onward chain, this fantastic property would make an ideal first-time purchase or investment opportunity.

welcome to

Campden Road, SOUTH CROYDON

- Ground floor maisonette with own private entrance
- Private rear garden
- Located on a premier South Croydon road
- Walking distance to tram & mainline stations
- Close to South End restaurants, bars & amenities

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 600.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£265,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS110098



Property Ref:
SCS110098 - 0006

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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