



Zara House London Road, Croydon CR0 2RF

Welcome to

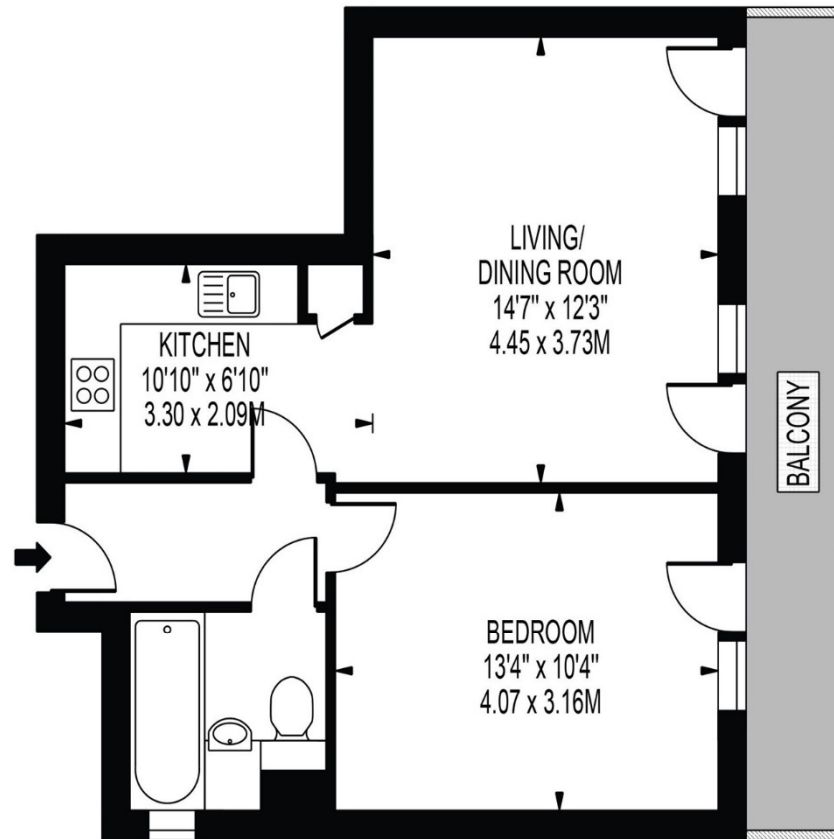
Zara House London Road, Croydon

Modern top floor apartment with balcony and access to a communal terrace. This modern one-bedroom apartment is located on the top floor, offering a bright and spacious living experience.



ZARA HOUSE, LONDON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 490 SQ FT - 45.54 SQ M



THIRD 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.

The open-plan kitchen and living area create a perfect space for relaxing or entertaining, while large windows flood the room with natural light. Step out onto your private balcony and enjoy the views of the surrounding area. There is also a communal terrace located on the first floor. The sleek and contemporary bathroom adds to the apartment's appeal. Perfectly situated in the heart of West Croydon, you'll have easy access to local amenities, transport links, and everything the area has to offer.

Welcome to

Zara House London Road, Croydon

- Modern
- One-bedroom
- Ground floor
- Bright and airy
- Open-plan living
- Large windows
- Private balcony
- Communal terrace

Tenure: Leasehold EPC Rating: C

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.

£250,000



view this property online barnardmarcus.co.uk/Property/CRY112591



Property Ref:
CRY112591 - 0010

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.

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Please note the marker reflects the postcode not the actual property



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