

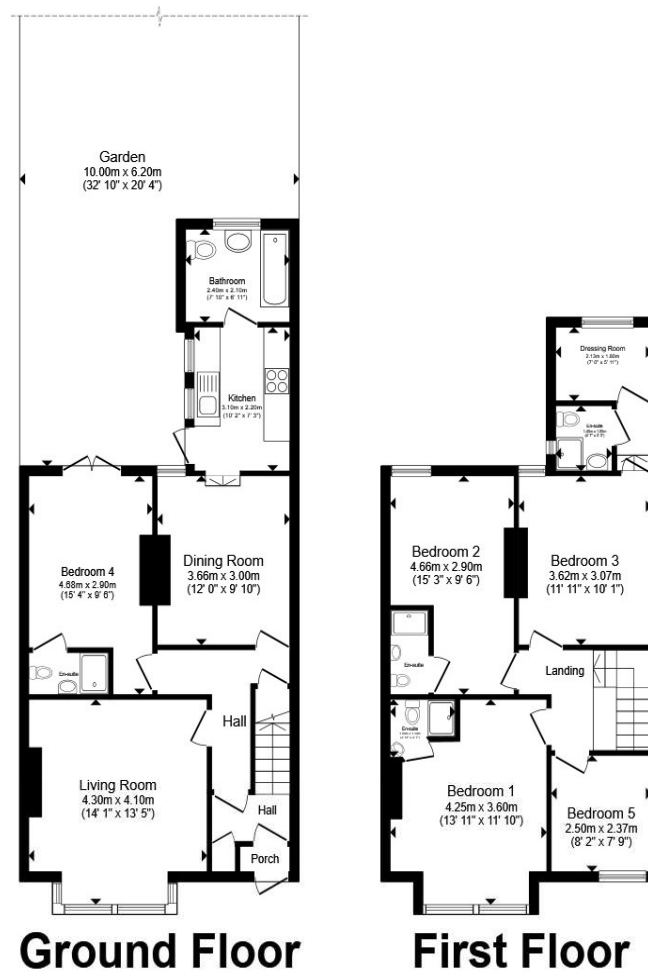


Hathaway Road, Croydon CR0 2TQ

welcome to
Hathaway Road, Croydon

CASH BUYERS ONLY - Investment opportunity.





An opportunity for investors and developers to acquire this substantial property, currently arranged as two separate units but held under a single title with no separate leases.

The ground floor comprises a bedroom with en suite shower room, two reception rooms, kitchen and bathroom, with access to a good sized rear garden. The first floor offers four further rooms, three en suite shower rooms and an additional room previously used as a kitchenette.

Requiring complete modernisation and refurbishment throughout, the property offers significant scope to reconfigure and improve, subject to any necessary consents.

Please note the property has been physically divided into two units but has not been legally split and does not benefit from separate titles or leases. Due to the property's condition and current layout, it is suitable for cash purchasers only.

Offered to the market with no onward chain, this is a rare opportunity to create a substantial family home or investment property.

Total floor area 124.3 m² (1,338 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

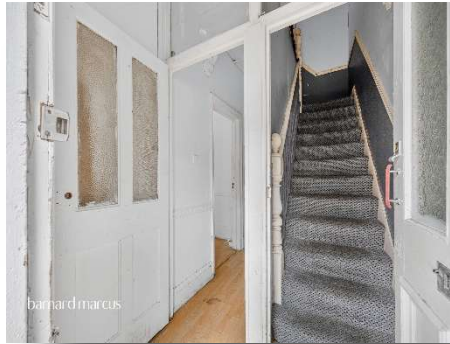
welcome to

Hathaway Road, Croydon

- CASH BUYERS ONLY
- Split property physically
- No Split Leases/Titles

Tenure: Freehold EPC Rating: E
Council Tax Band: C

£375,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY113773



Property Ref:
CRY113773 - 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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