

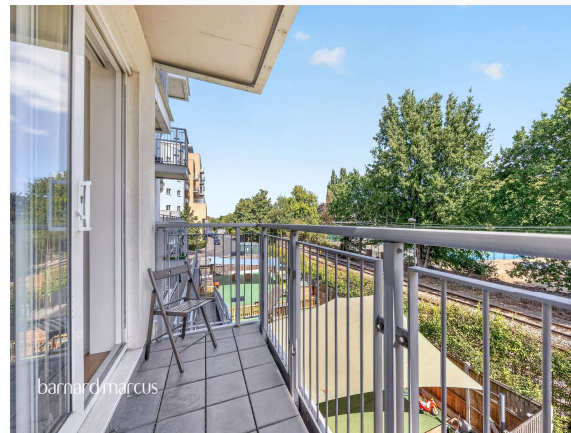
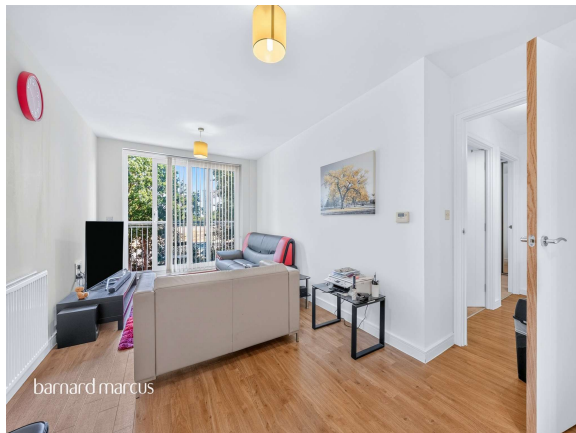


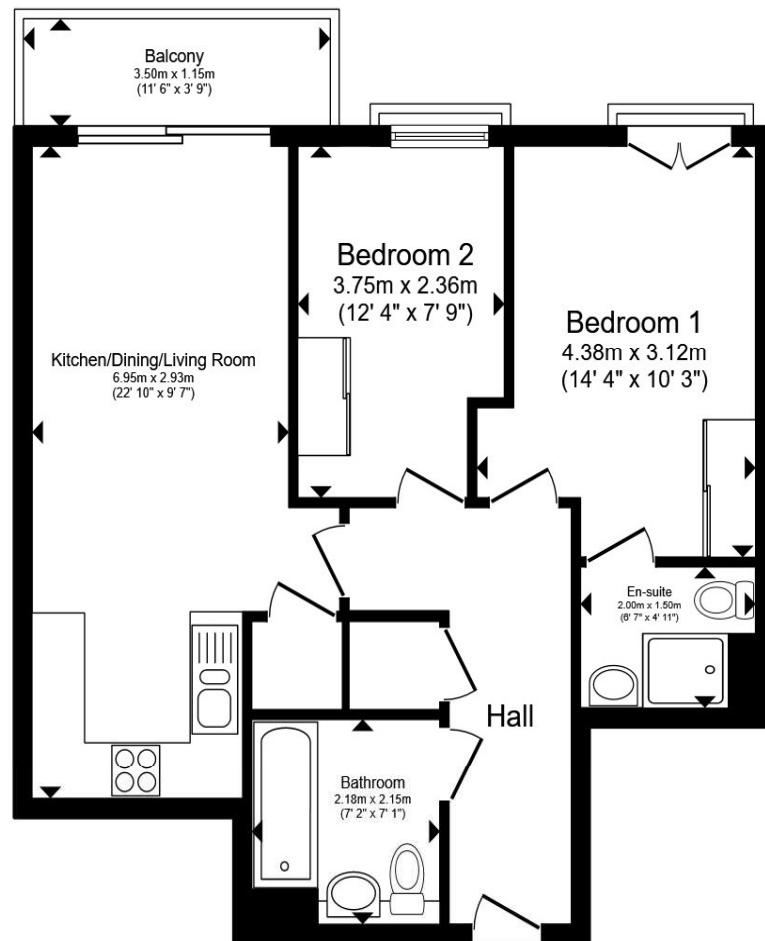
barnard marcus

Whitestone Way, Croydon CR0 4FJ

welcome to
Whitestone Way, Croydon

A beautifully presented and generously proportioned two bedroom, two bathroom apartment situated on the popular Whitestone Way development in Croydon.





Total floor area 60.2 m² (648 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



The property offers an impressive amount of living space, with a bright and spacious open plan kitchen/reception room providing plenty of room for both dining and entertaining. Doors lead directly onto a private balcony, creating a fantastic additional space to relax and enjoy the outdoors.

Both bedrooms are well sized doubles, with the principal bedroom benefiting from its own en-suite shower room, while a further modern family bathroom serves the second bedroom and guests. The property also offers excellent storage throughout and the added benefit of an allocated parking space.

Whitestone Way forms part of the popular New South Quarter development and is ideally positioned for a wide range of local amenities. Wandle Park and Wandle Park Tram Stop are close by, providing convenient connections towards East Croydon and Wimbledon, with East Croydon offering fast services into London Victoria and London Bridge.

For everyday shopping, residents are also well placed for the extensive selection of shops and retail facilities around Purley Way, including Sainsbury's, ALDI and Lidl, while Croydon town centre offers an even wider choice of restaurants, shops and leisure facilities.

An excellent opportunity for first time buyers, professionals or investors looking for a large modern apartment with two bathrooms, private outside space and allocated parking in a convenient Croydon location.

welcome to

Whitestone Way, Croydon

- 2 Bedrooms
- Allocated Parking Space
- Good Transport Links
- Close to Shops
- Private Balcony

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 3098.50

Ground Rent: 391.44

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Dec 2012. 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/CRY113727



Property Ref:
CRY113727 - 0002

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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