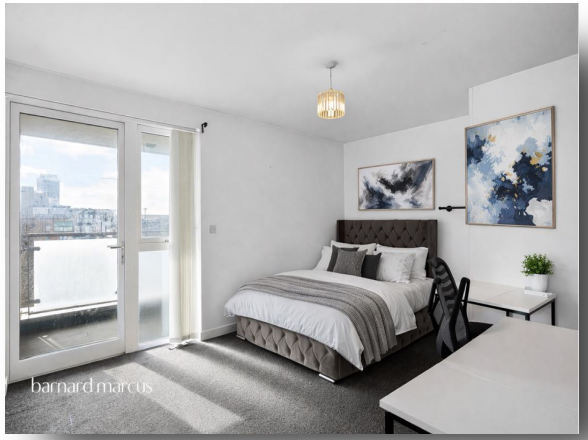
Hogarth Crescent, Croydon CR0 2GD

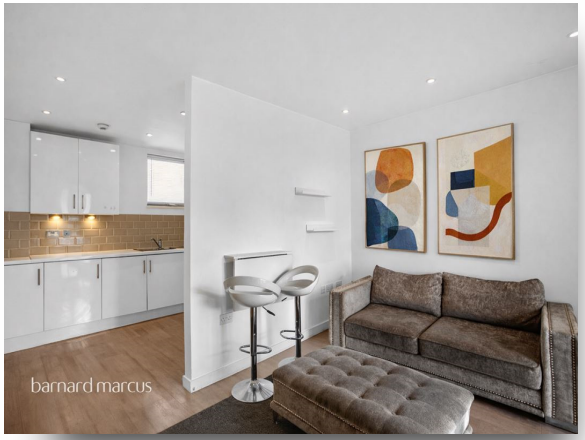
barnard marcus

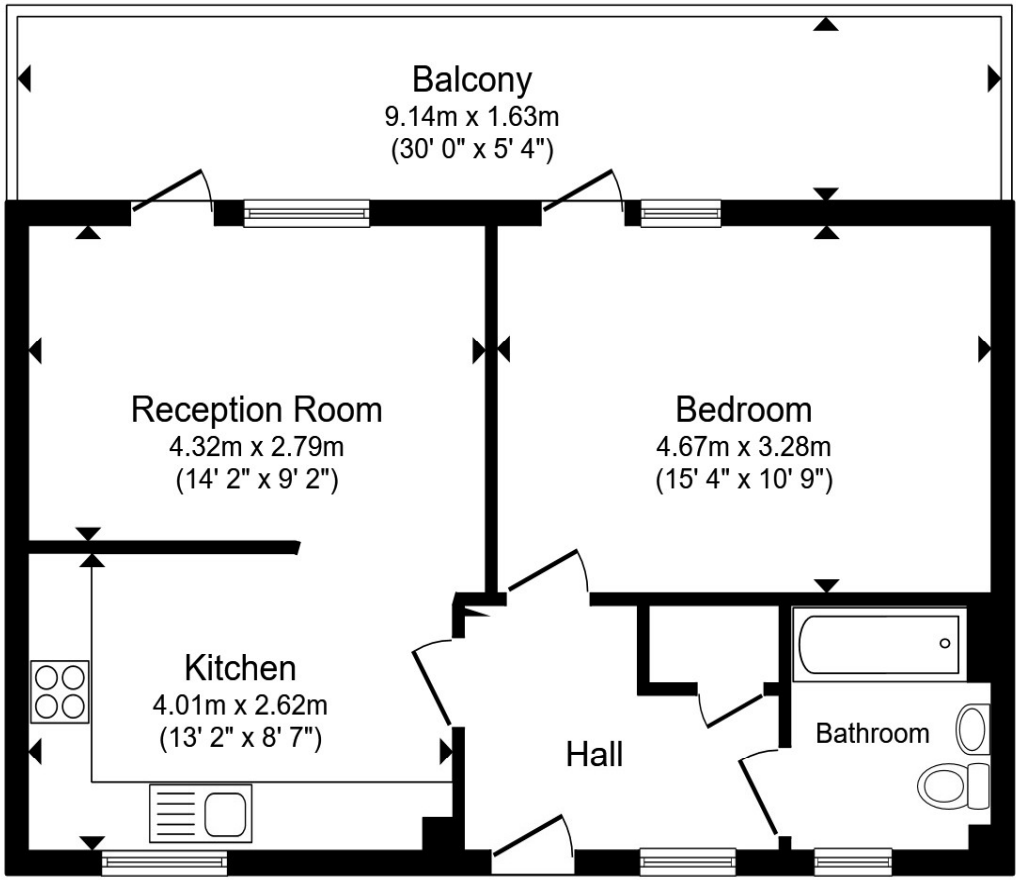
welcome to

Hogarth Crescent, Croydon

55% SHARE PRICE - Chain free spacious penthouse apartment, with large private balcony, integrated kitchen and perfectly located for commuters.







Fourth Floor

Total floor area 50.1 m² (539 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

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Situated on Hogarth Crescent, this spacious one bedroom penthouse apartment offers modern living with the added benefit of a large private balcony. Offered chain free and move-in ready, it is larger than the average one bedroom home, making it an ideal first-time purchase or investment.

The sleek gloss white kitchen features integrated appliances, ample storage, generous worktop space and stylish metro tiling - a rare find in a one bedroom apartment. The living room is bright and well-proportioned, with sliding doors leading onto a substantial private balcony boasting beautiful open sky views.

The bedroom is again larger than average, with direct balcony access and plenty of space for furniture as well as a work-from-home setup. The modern bathroom includes a full-size bath, neutral tiling and a heated towel rail. A welcoming entrance hallway enhances the sense of space, and the building benefits from lift access.

Ideally located close to East Croydon station and West Croydon station, the property is perfectly positioned for commuters.

welcome to

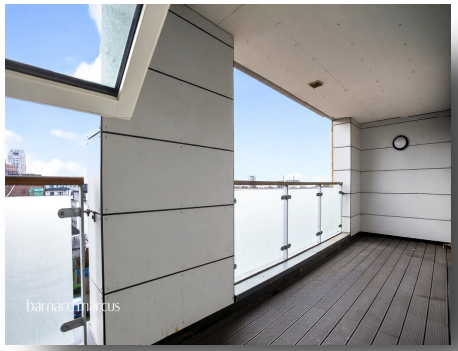
Hogarth Crescent, Croydon

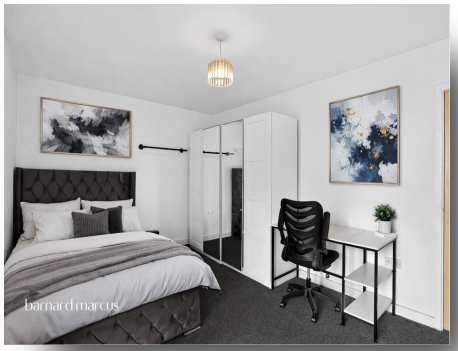
- *55% SHARE PRICE
- Chain Free
- Penthouse
- Large Balcony
- Lift Access
- Long Lease
- Larger Than Average

Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: 2500.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£123,750





Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY113417

The Property Ombudsman

Property Ref:
CRY113417 - 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.

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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.