

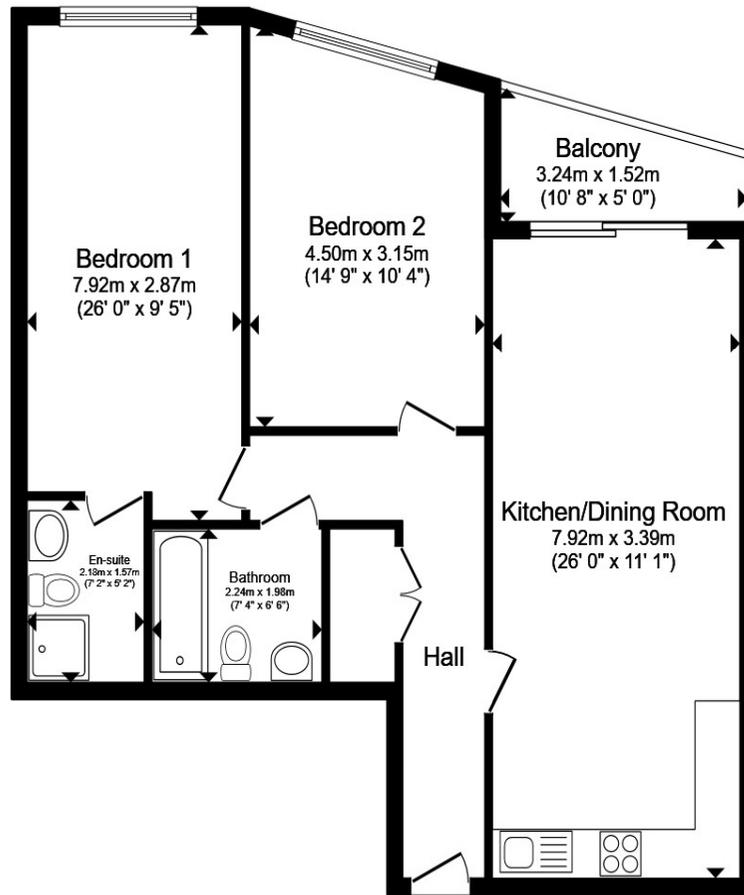


**Newgate Tower Newgate, Croydon CR0 2FD**

**welcome to**  
**Newgate Tower Newgate, Croydon**

A beautifully presented upper floor 2 bed 2 bath apartment with private balcony, stunning views and option for gated parking.





**Floor Plan**

**Total floor area 78.2 m<sup>2</sup> (842 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](http://www.propertybox.io)



Set within the prestigious Newgate Tower, this upper floor apartment offers over 800 sq ft of stylish living space, along with a 987 year lease. Residents benefit from premium facilities including a concierge service and residents only gym.

The spacious open-plan living and kitchen area is flooded with natural light thanks to impressive floor-to-ceiling windows, with a door leading out to a private balcony boasting fantastic elevated views - the perfect spot for a morning coffee or evening unwind. The living space comfortably accommodates both lounge and dining furniture, while the sleek fully integrated kitchen has been thoughtfully designed to maximise storage and worktop space.

The principal bedroom is exceptionally generous, also featuring floor-to-ceiling windows with wonderful views, built-in wardrobes, and a modern ensuite with a large walk-in shower. The second bedroom is another spacious double with excellent versatility, ideal as a guest room, home office, or multipurpose space.

The main bathroom is beautifully finished with stylish tiling, a full-size bath and waterfall shower.

Other benefits include the option of gated allocated parking (available at additional cost) - along with the convenience and security of concierge service and exclusive resident gym facilities.

Located within easy reach of East Croydon and West Croydon stations, this apartment offers the perfect balance of luxury, space, and commuter convenience.



welcome to

## Newgate Tower Newgate, Croydon

- 2 Bathrooms
- Lift Access
- Concierge & Residents Gym
- Stunning Views
- Private Balcony
- Over 800sqft
- Close to East Croydon & West Croydon Station

Tenure: Leasehold EPC Rating: B

Council Tax Band: E Service Charge: 3556.01

Ground Rent: 350.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 2012. 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 **£350,000**



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/CRY113402](https://barnardmarcus.co.uk/Property/CRY113402)



Property Ref:  
CRY113402 - 0003

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