



barnard marcus

Mayfield Road, South Croydon CR2 0BJ

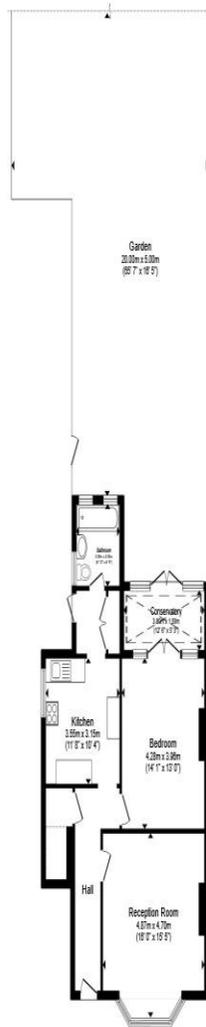
welcome to
Mayfield Road, South Croydon

Ground floor flat with a substantial private garden in need of modernisation.

This ground floor flat presents an excellent opportunity for buyers looking to modernise and add value, offering well-proportioned accommodation and significant potential throughout. The property comprises a spacious double bedroom, a bathroom, and a generous reception room that provides ample space for both living and dining. A separate kitchen and a conservatory, creating additional versatile living space with views over the garden. One of the standout features is the substantial west-facing private rear garden, offering exceptional outdoor space that enjoys afternoon and evening sun-ideal for entertaining, gardening, or simply relaxing.

Located on Mayfield Road, the property benefits from a highly desirable residential setting known for its leafy surroundings and strong community feel. The area offers convenient access to a range of local shops, cafés, and amenities, while nearby transport links provide direct connections into Central London, making it an attractive choice for commuters. Excellent bus routes and nearby stations enhance accessibility, and the area is well regarded for its selection of schools. In addition, residents can enjoy close proximity to green open spaces, perfect for outdoor activities and weekend leisure, contributing to the overall appeal of this well-located home.





Floor Plan

Total floor area 76.2 m² (820 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



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment

of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Ground Floor
- Generous Living Room

Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SAN107944 - 0003

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