



barnard marcus

**Mayfield Road, South Croydon CR2 0BJ**

  
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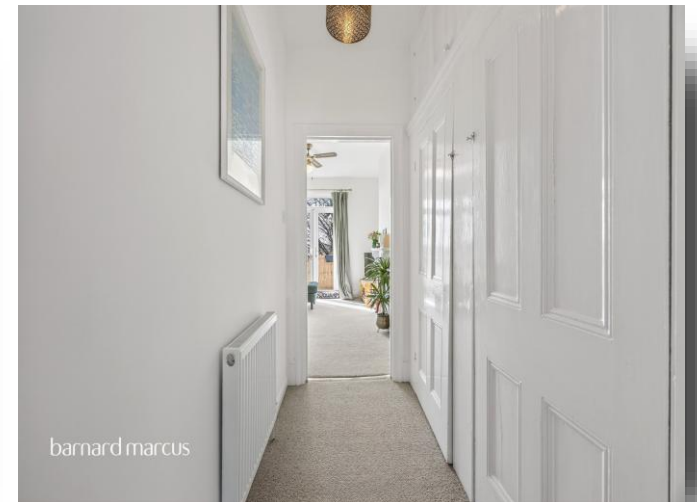
**welcome to**  
**Mayfield Road, South Croydon**

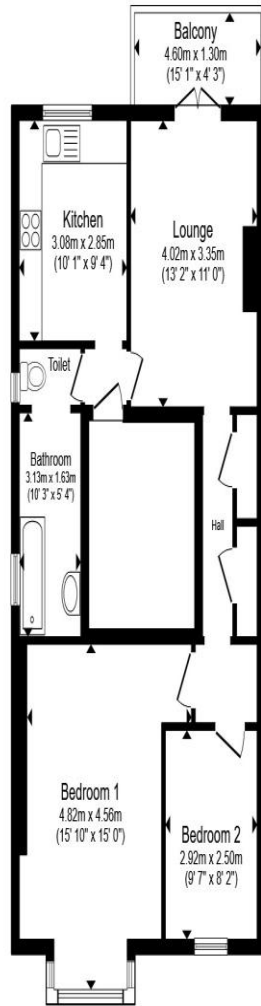
***Bright first floor property with private balcony, off-street parking and share of freehold.***

This well-presented first floor flat offers comfortable and practical living throughout. The property features two generously sized double bedrooms, ideal for professionals, couples, or small families. A bright and airy lounge opens directly onto a private balcony, creating a pleasant space to relax or entertain while enjoying an abundance of natural light.

The separate eat-in kitchen provides ample room for dining and is well-suited for everyday living. A spacious bathroom and excellent built-in storage further enhance the functionality of the home.

The property also benefits from the added convenience of an off-street parking space.





**First Floor**



Situated on Mayfield Road, the flat enjoys a highly desirable residential setting known for its quiet, tree-lined surroundings and strong community feel. The area offers excellent access to local amenities, including a range of shops, cafés, and supermarkets, while nearby green spaces provide opportunities for outdoor leisure and relaxation. Well-regarded schools are within easy reach, making the location particularly appealing for families. Transport links are also a key advantage, with nearby Sanderstead & Purley Oaks train stations offering regular services into Central London, making commuting straightforward and efficient. Overall, this location strikes an ideal balance between suburban tranquillity and city connectivity.

Total floor area 62.7 m<sup>2</sup> (674 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)



welcome to

## Mayfield Road, South Croydon

- GUIDE PRICE £300,000-£325,000
- Share of Freehold
- Two Double Bedrooms
- Private Balcony
- Bright Lounge

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1080.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£300,000**



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/SAN108062](https://barnardmarcus.co.uk/Property/SAN108062)



Property Ref:  
SAN108062 - 0011

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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