114 Upper Shirley Road

Croydon, CR0 5HA

£400,000 Leasehold EPC: B

Maguire Baylis

Guide Price: £400,000 - £425,000. Maguire Baylis are delighted to present to the market this beautifully appointed top floor apartment offering elegant living in a sought-after location. The impressive layout features high ceilings and plenty of windows, allowing natural light to flood in.

Internally, the apartment comprises: a huge 26' open-plan living room with 10' high ceilings and Juliet balcony. The kitchen is fitted with a stylish range of units complemented with polished granite worktops and a full range of integrated appliances. Both bedrooms are of a considerable size - the master boasting a luxuriously appointed en-suite, plus directly accessing an internal balcony. There is also a well-appointed family bathroom.

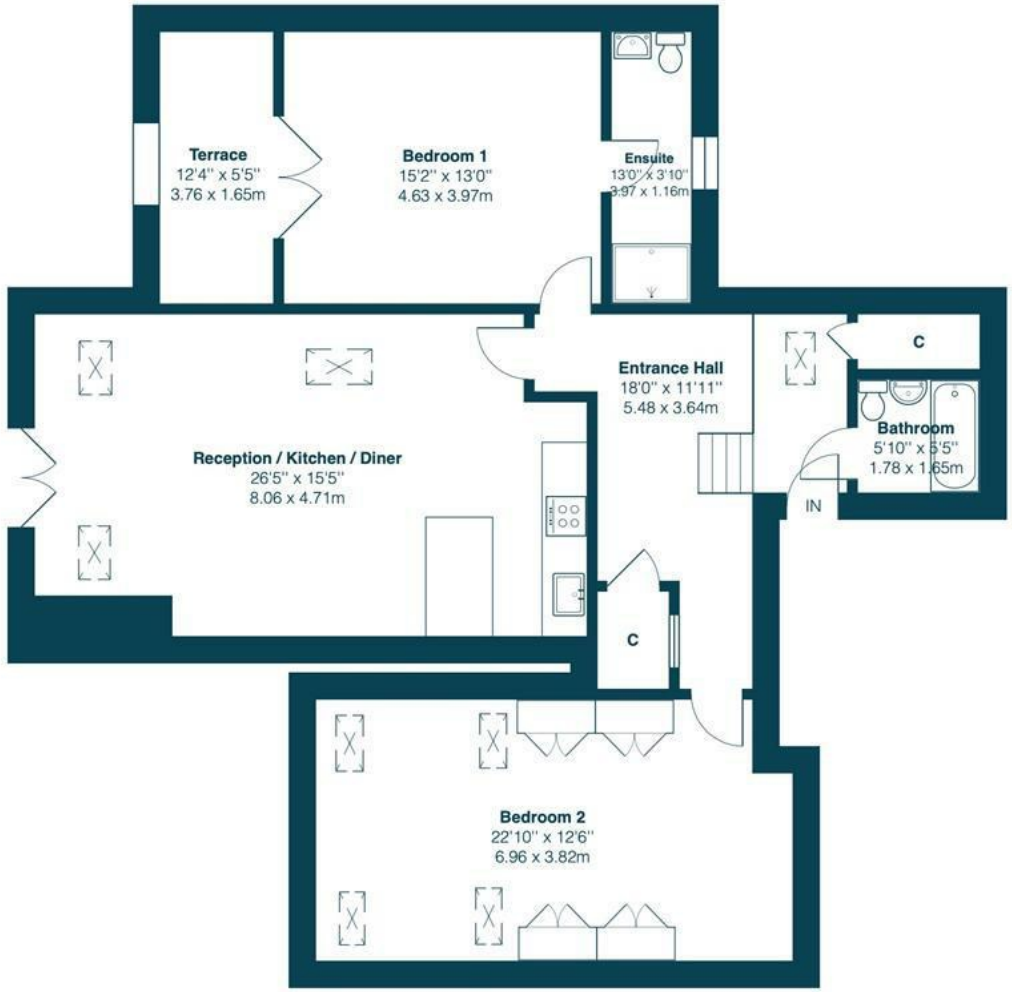
Additional benefits include ample storage throughout, an allocated parking space at the rear, and no onward chain.

The property is well located with excellent local amenities. Bus routes provide access to Bromley and Croydon town centres, while Coombe Lane Tram Stop is approximately 0.8 miles away. Well-regarded schools, including Coloma, Trinity, Royal Russell, and St John's, are all within easy reach. Nearby, a popular pub/restaurant offers a great spot to unwind after a walk through Shirley Hills or Lloyd Park. A convenient local food and wine shop is also just around the corner.

- IMPRESSIVE TOP FLOOR APARTMENT
- ELEGANTLY PRESENTED THROUGHOUT
- STUNNING 26' LIVING ROOM WITH 10' HIGH CEILINGS
- MASTER BEDROOM WITH EN SUITE & INTERNAL BALCONY
- LARGE 23' SECOND BEDROOM
- STYLISHLY APPOINTED FULLY INTEGRATED KITCHEN
- LUXURIOUS BATHROOM SUITE
- ALLOCATED PARKING AT REAR
- POPULAR LOCATION - EASY REACH SHIRLEY
- CHAIN FREE SALE

Upper Shirley Road, CR0

Approximate Gross Internal Area = 1271 sq ft / 118.1 sq m



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Second Floor

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.

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COMMUNAL HALLWAY
Stairs to second floor.

ENTRANCE HALL
An impressive and welcoming split-level entrance featuring a double height ceiling and windows to rear and side. Built-in costs cupboard plus further built-in storage; video intercom handset.

OPEN PLAN LIVING ROOM
26'2 x 15'5 (7.98m x 4.70m)
Impressive 10' high vaulted ceilings; double glazed French doors opening onto Juliet balcony overlooking the rear; two Velux skylight windows to sides; two radiators; wood flooring.

KITCHEN AREA: Well appointed kitchen with white gloss units and solid granite worktops and breakfast bar; full range of integrated appliances; cupboard housing gas combi boiler.

BEDROOM 1
15' x 13' (4.57m x 3.96m)
Double glazed French doors with shutters leading to internal balcony at rear; radiator; impressive 10' high ceiling.

EN SUITE SHOWER
Double glazed window to front; a luxuriously appointed suite comprising full width shower enclosure; fitted wash basin; WC; fully tiled walls and flooring; radiator.

INTERNAL BALCONY
12'4 x 5'5 (3.76m x 1.65m)
Opening to rear with fitted retractable insect blind; wall lights; decked flooring.

BEDROOM 2
22'10 x 9'4 (6.96m x 2.84m)
Sloping ceilings with four Velux skylight windows to sides; feature circular window to rear; useful built-in storage cupboards; radiator.

BATHROOM
A luxuriously appointed suite comprising panelled bath; fitted wash basin; WC; fully tiled walls and flooring; radiator.

PARKING
Allocated parking space to rear, no. 4.

LEASE & MAINTENANCE
LEASE - 118 years remaining
MAINTENANCE CHARGES - Currently £1050 per half year
GROUND RENT - £375 pa

LOCATION
What3words: ///treat.sings.brief

AGENTS NOTE
We are advised by the seller that the internal communal areas are scheduled to be re-decorated this year.

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Important Note: Maguire Baylis have made every effort to ensure the accuracy of these particulars. However, intending buyers should satisfy themselves by way of legal enquiries, survey and inspection as to the correctness of each statement. The details contained form no part of any contract and are provided without responsibility on the part of the agents or vendor. We have not carried out a survey or tested any appliances or services. Any reference to alterations made is not a statement that planning/building consent has been obtained. References to the legal title are based on information supplied by the vendor.