



Vantage Point | South Croydon, CR2



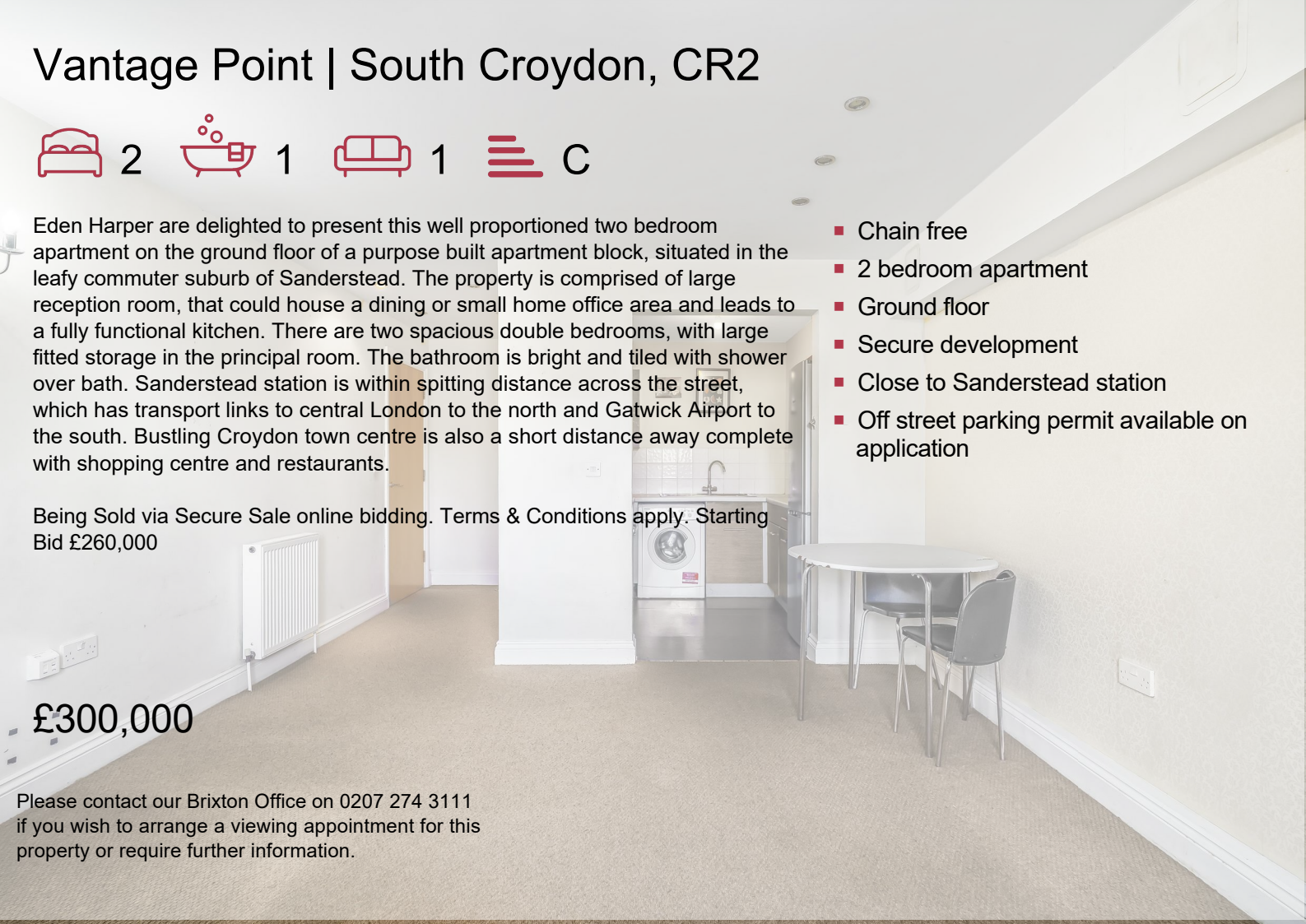
Eden Harper are delighted to present this well proportioned two bedroom apartment on the ground floor of a purpose built apartment block, situated in the leafy commuter suburb of Sanderstead. The property is comprised of large reception room, that could house a dining or small home office area and leads to a fully functional kitchen. There are two spacious double bedrooms, with large fitted storage in the principal room. The bathroom is bright and tiled with shower over bath. Sanderstead station is within spitting distance across the street, which has transport links to central London to the north and Gatwick Airport to the south. Bustling Croydon town centre is also a short distance away complete with shopping centre and restaurants.

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £260,000

- Chain free
- 2 bedroom apartment
- Ground floor
- Secure development
- Close to Sanderstead station
- Off street parking permit available on application

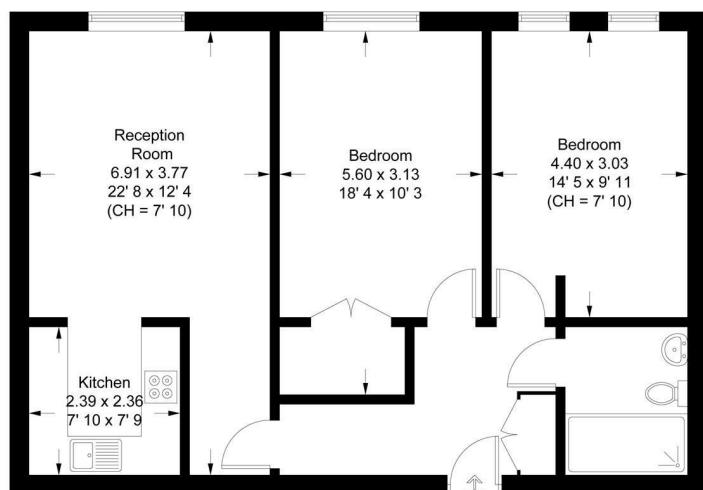
£300,000

Please contact our Brixton Office on 0207 274 3111 if you wish to arrange a viewing appointment for this property or require further information.



Vantage Point

Approximate Gross Internal Area = 762 sq ft / 70.8 sq m



First Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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