



Vantage Point | South Croydon, CR2



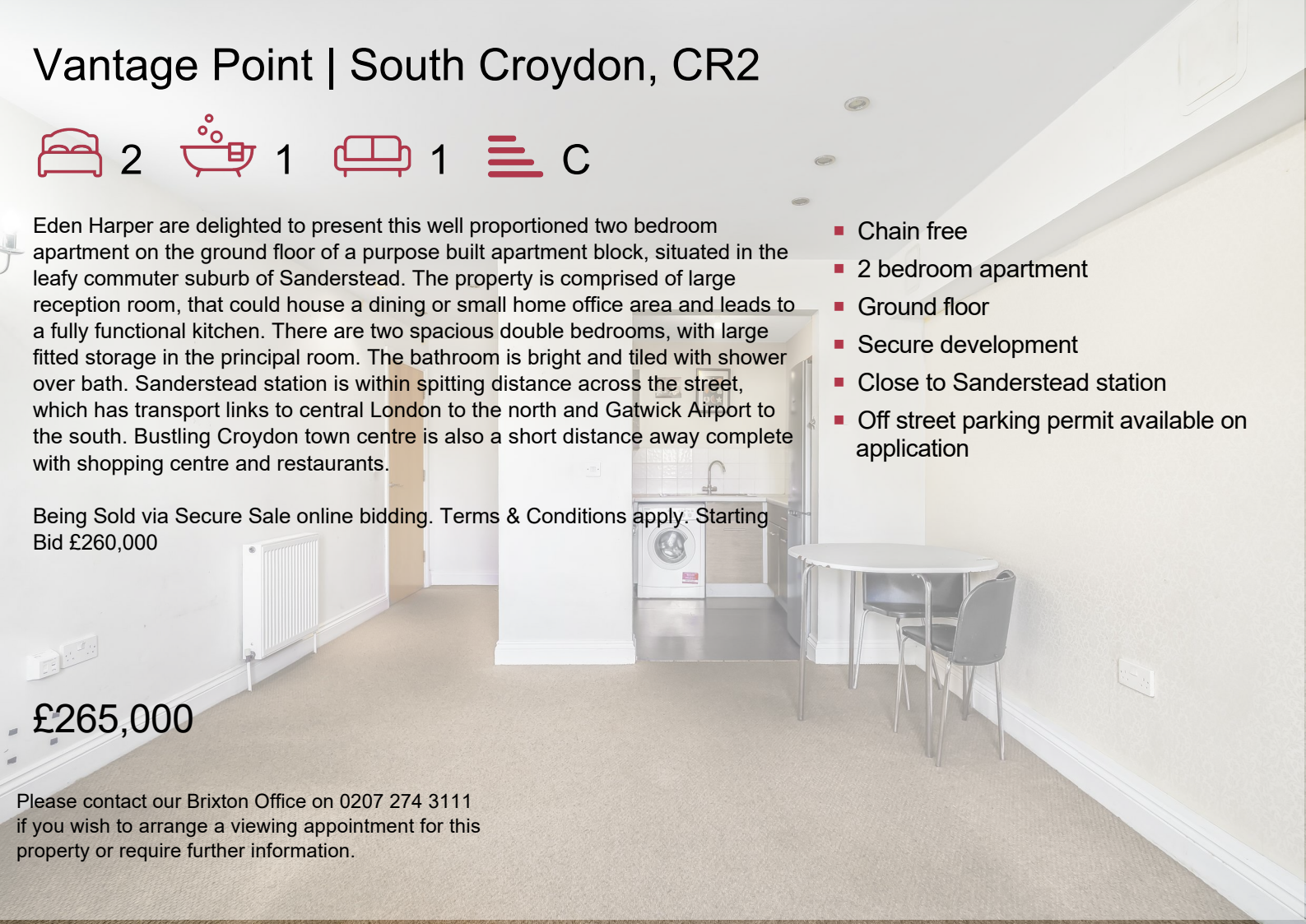
Eden Harper are delighted to present this well proportioned two bedroom apartment on the ground floor of a purpose built apartment block, situated in the leafy commuter suburb of Sanderstead. The property is comprised of large reception room, that could house a dining or small home office area and leads 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

£265,000

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



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