



Whitestone Way, Croydon, CR0

Asking Price: £275,000

 Benham
& Reeves

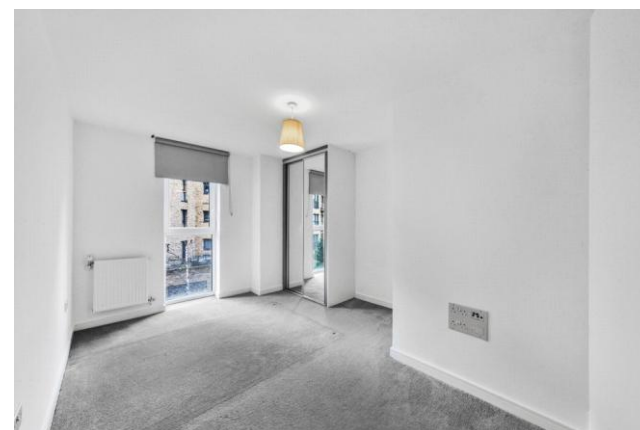
Whitestone Way, Croydon, CR0

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A stylish first-floor two-bedroom two-bathroom modern apartment located in the desirable New South Quarter development. The accommodation comprises a bright, open-plan reception room/kitchen that opens onto a private south-east-facing balcony with canal views. The principal bedroom has an en-suite shower room, a further double bedroom, a contemporary bathroom, and two storage cupboards. The property further benefits from an allocated underground parking space.

The development offers well-kept and attractively landscaped communal areas. There is also a concierge service based in the entrance lobby of Peebles Court, opposite.

Built by Barrett Homes, New South Quarter is a modern development situated just off the A23 Purley Way, providing easy access to the M25. The Tramlink stop at Wandle Park is just a 2-minute walk away, providing easy access to Croydon and Wimbledon town centres with their excellent rail, Overground and Underground connections. There is a large Sainsbury supermarket also within easy walking distance - as well as a Lidl and Aldi - and Croydon's extensive 'out of town' facilities are all nearby, off the Purley Way, which also has regular bus services.





Property Features:

- Two Bedrooms
- Two Bathrooms
- First Floor
- 721 Square Feet (Approx.)
- Private South-East Facing Balcony with Canal Views
- Secure Underground Parking
- 24 Hour Concierge Service
- Communal Garden
- Wandle Park Tram Station



WHITESTONE WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA 721 SQ.FT (67 SQ.M)



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£275,000
Tenure:	Leasehold Expires 01/12/2167 Approximately 141 Years Remaining
Ground Rent:	£391.44 (per annum) for the year 2026
Service Charge:	£2,804.25 (per annum) to January 2027
Anticipated Rent:	£1,800.00 pcm Approx. 7.9% Yield

Viewings:

All viewings are by appointment only through our Nine Elms Office.

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