



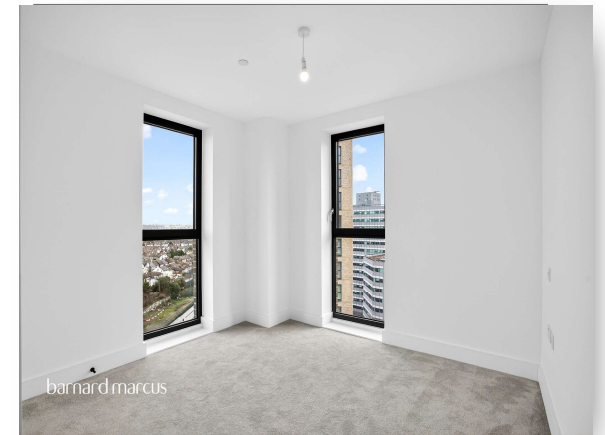
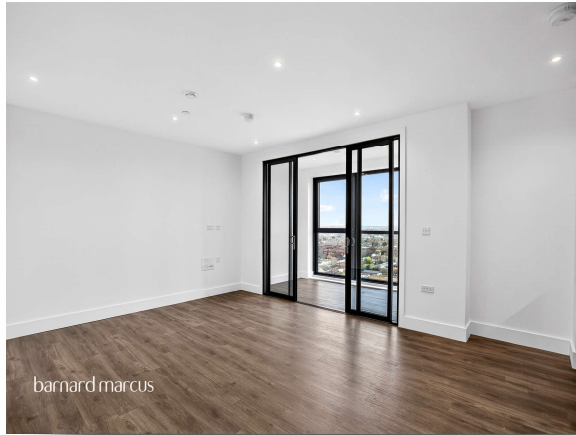
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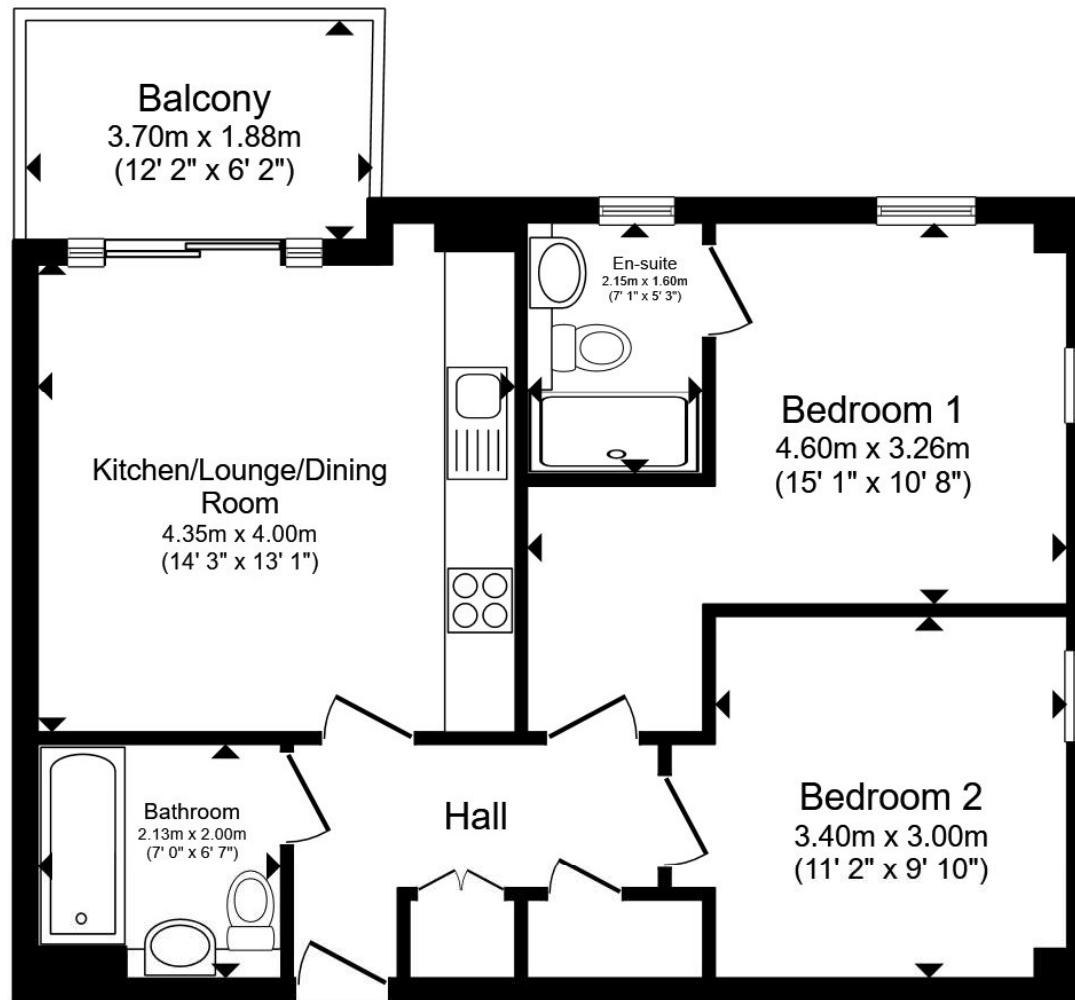
**Angel Heights Poplar Walk, Croydon CR0 1LZ**



**welcome to**  
**Angel Heights Poplar Walk, Croydon**

A stylish 3rd floor two bed apartment with elevated views, a sleek open-plan layout, and a modern winter garden — perfect for contemporary Croydon living.





## Floor Plan

Total floor area 55.5 m<sup>2</sup> (597 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

## Angel Heights Poplar Walk, Croydon

- 50% Shared Ownership
- Modern two-bed, two bath layout
- 3rd floor position with elevated views
- Bright winter garden for all season use
- Access to resident lounge and communal amenities

Tenure: Leasehold EPC Rating: Exempt

Service Charge: 4118.29

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £213,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/CRY113656](https://barnardmarcus.co.uk/Property/CRY113656)



Property Ref:  
CRY113656 - 0002

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