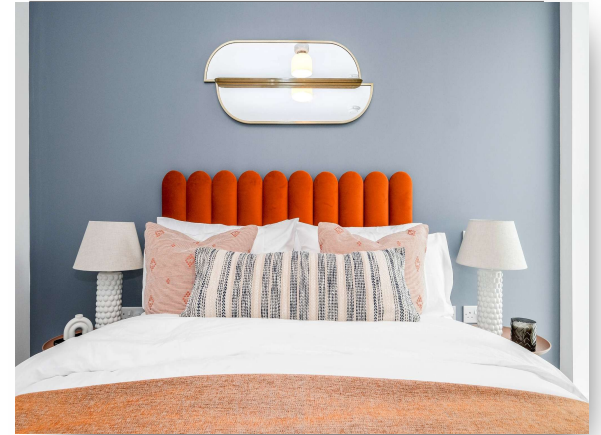
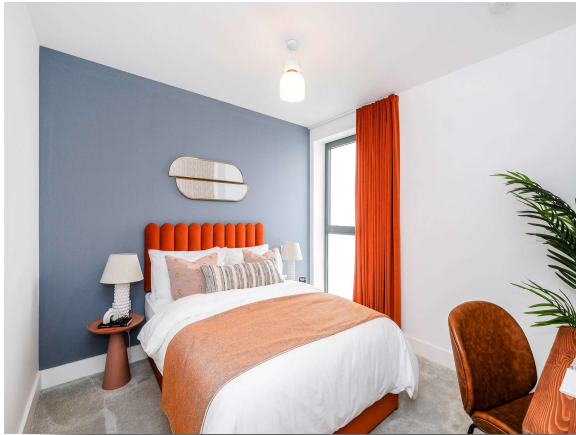




**Angel Heights Poplar Walk, Croydon CR0 1LZ**

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

A stylish 15th floor one bed apartment with elevated views, a sleek open-plan layout, and a modern winter garden — perfect for contemporary Croydon living.





\* Reduced space to Plots 6 & 9

**56.9m<sup>2</sup> / 613ft<sup>2</sup>**

Plots 6 & 9 - 55.7m<sup>2</sup> / 600ft<sup>2</sup>

<b>Living/Kitchen/Dining</b>	<b>7.6m x 3.7m</b>	<b>25'0" x 12'5"</b>
<b>Bedroom 1</b>	<b>3.7m x 3.3m</b>	<b>12'3" x 10'11"</b>
<b>Winter Garden</b>	<b>3.7m x 1.7m</b>	<b>12'3" x 5'8"</b>
<b>Winter Garden (Plots 6, 9)</b>	<b>3.3m x 1.7m</b>	<b>11'1" x 5'8"</b>

welcome to

## Angel Heights Poplar Walk, Croydon

- 25% Shared Ownership
- A spacious bedroom
- Contemporary open-plan kitchen
- High-spec finish
- Access to a stylish residents lounge for socialising and relaxation
- Bright winter garden for all season use

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.

# £176,250



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/CRY113666](https://barnardmarcus.co.uk/Property/CRY113666)



Property Ref:  
CRY113666 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8680 9226



Croydon@barnardmarcus.co.uk



50 Lower Addiscombe Road, Croydon, Surrey,  
CR0 6AA



[barnardmarcus.co.uk](https://barnardmarcus.co.uk)