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MARRIOTT VERNON

ESTATE AGENTS

Flat 4 Porchester House 69 Croham Road, South Croydon,  
£1,600 Per month

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# Flat 4

## South Croydon, CR2 7HF

Available Early November

Exclusive Period Development

Bright and Spacious Triple Aspect  
Reception/Kitchen

Allocated Parking Space

Close to Lloyd Park Tram and South Croydon  
Station

Stunning Two Bedroom First Floor Conversion

Contemporary Style and Modern Design

Modern Bathroom

Secure Entry

Easy Access Croydon Town Centre

AVAILABLE EARLY NOVEMBER - Marriott Vernon present to the market this stunning two double bedroom first floor apartment with allocated parking space, ideally situated close to transport links and amenities. Set within an exclusive period conversion development of just seven apartments, the property offers bright and spacious accommodation with contemporary finish and modern design - the perfect blend of comfort and convenience in this desirable South Croydon location. Features include an impressive open plan reception/kitchen, modern bathroom, gas central heating, double glazing, quality floor coverings and secure entryphone system.

Accommodation comprises entrance hall with inbuilt storage, leading into the open plan triple aspect reception/kitchen with ample space for both relaxing and dining. The kitchen area comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit and further integrated appliances. There are two well sized double bedrooms,, plus a stylish bathroom with white three piece suite and elegant tiling.

The property is superbly located within easy access of Tramlink from Lloyd Park, as well as South Croydon station, providing convenient links into East Croydon mainline station and the surrounding area. Regular bus routes also link nearby Croydon town centre with its array of shops and amenities, as well as leisure facilities including a cinema complex. The area is also well served by excellent schools including Coombe Bank, Royal Russell, Whitgift and Croydon High, as well as Croham Hurst Woods and Croham Hurst Golf Course.

Viewings are highly recommended.

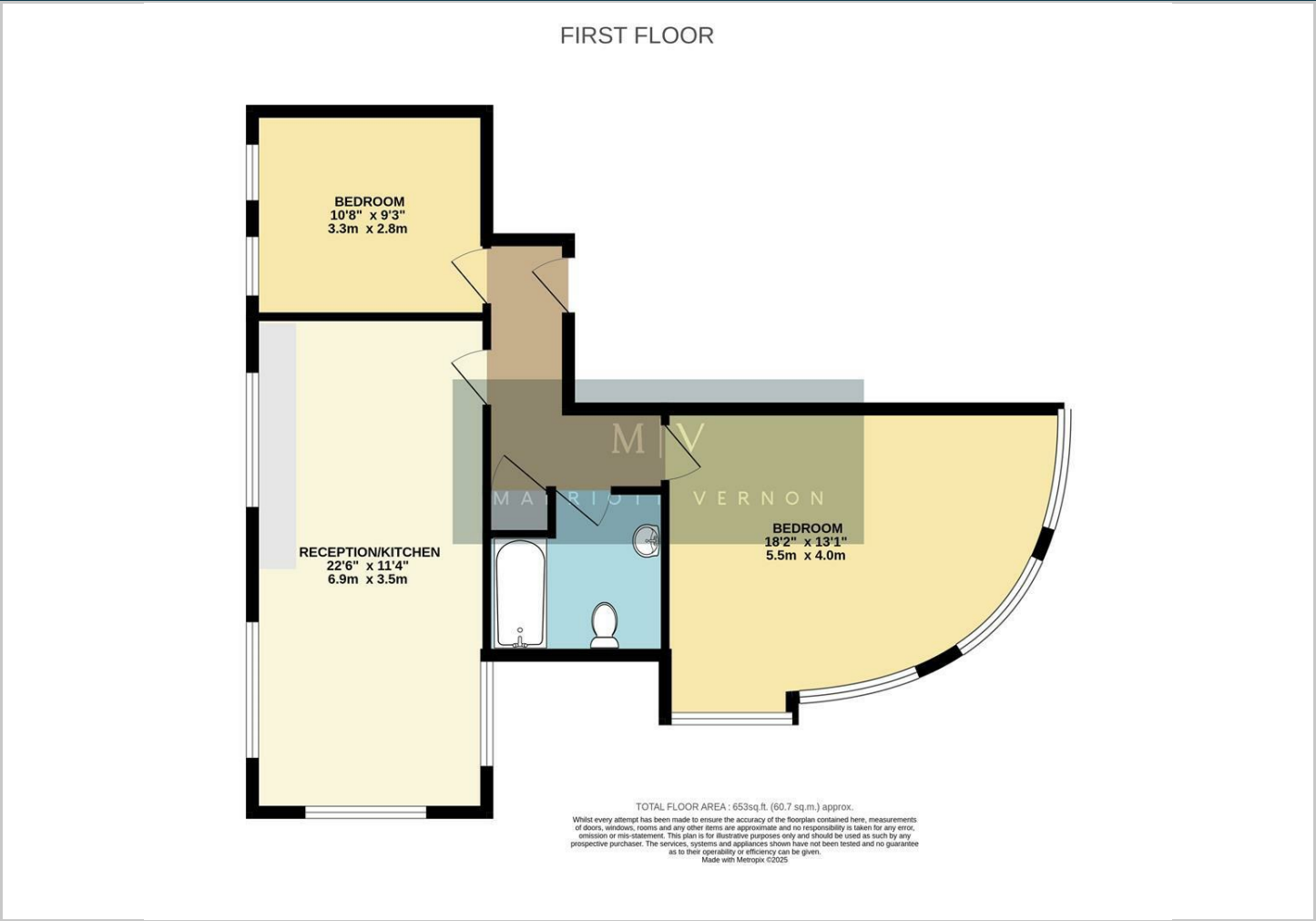
£1,600 Per month







Floor Plans



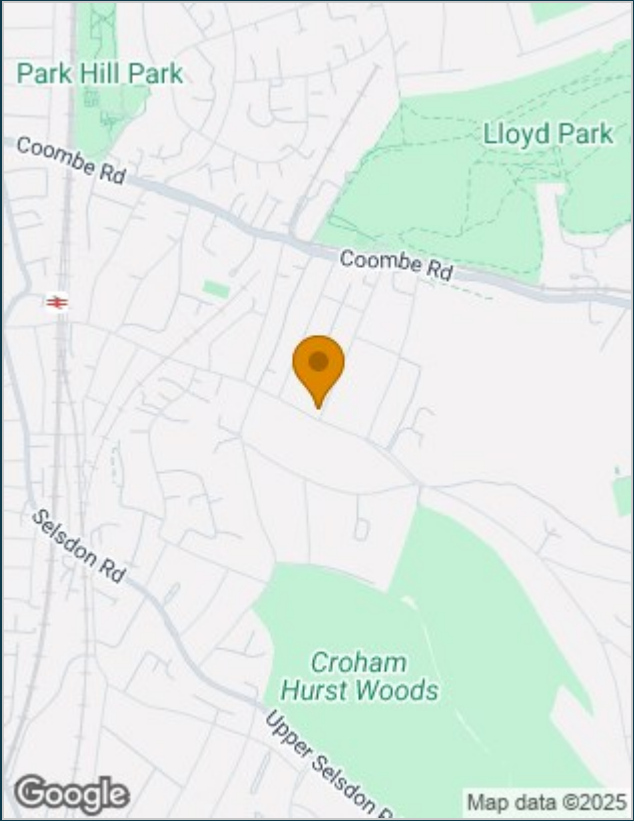
Viewing

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	