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MARRIOTT VERNON
ESTATE AGENTS



The Avenue, Croydon, CR0 5BW

Asking price £325,000



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3 The Avenue Croydon, CR0 5BW

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Marriott Vernon present to the market this well presented two bedroom top floor flat with private balcony, access to attractive communal gardens, and long lease, ideally situated in a highly sought after Park Hill location, just a short walk from East Croydon station, Tramlink and town centre amenities. The property offers bright and spacious, well planned accommodation. with modern interiors and neutral finish - ideal for homeowner or investment buyer alike. Features include a generous open plan reception/kitchen, family bathroom and principal en-suite, double glazing, gas central heating and inbuilt storage. The property also benefits from dedicated bike storage and secure entry.

Accommodation comprises entrance hall with inbuilt storage, leading into the open plan reception/kitchen with ample space for relaxing and dining and direct access onto the private balcony. The kitchen area comprises a range of matching wall and base units with work surfaces incorporating inset sink unit and further space for appliances. There are two well sized bedrooms - with en-suite shower to the principal bedroom - plus a family bathroom.

The property is superbly located within just a short walk of East Croydon station with superb connections into Central London as well as to Gatwick and the South Coast. The Tramlink service from East Croydon station also offers excellent links to Wimbledon and Beckenham. Croydon town centre is just a short distance away offering a huge selection of branded shopping, bars, restaurants and leisure facilities, and the area is well served by good schools and open spaces.

Viewings are highly recommended.





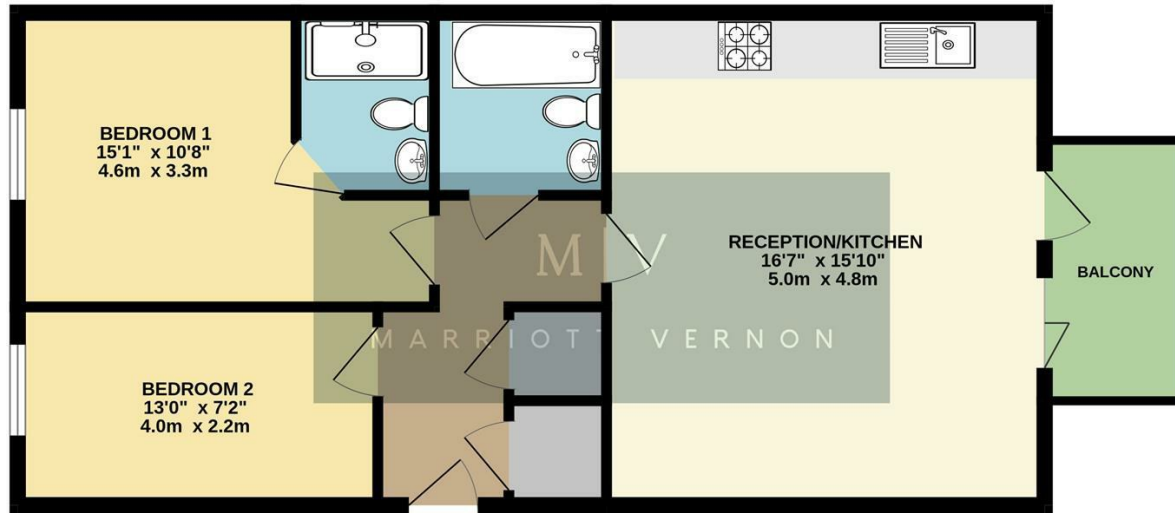


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Floor Plans

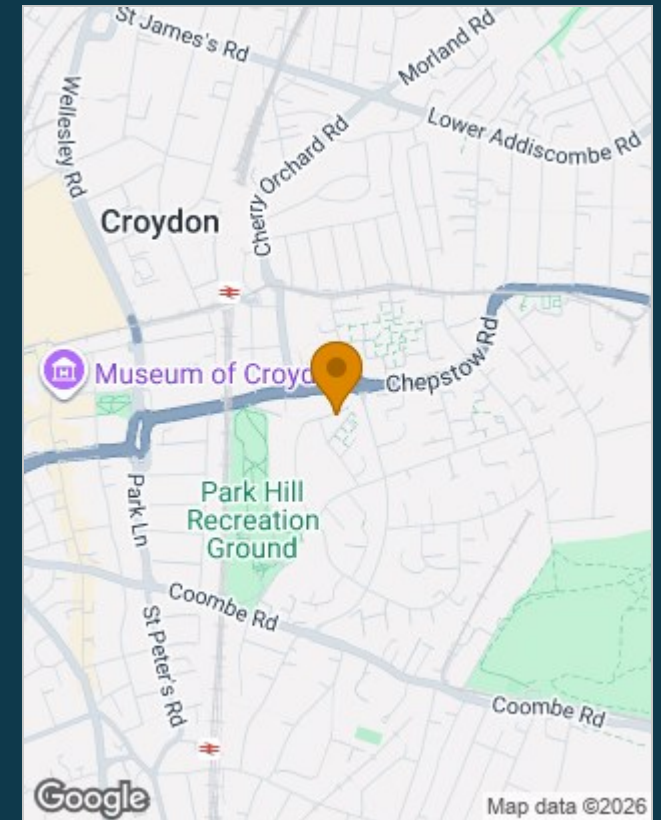
TOP FLOOR



TOTAL FLOOR AREA : 686sq.ft. (63.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.