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MARRIOTT VERNON  
ESTATE AGENTS

CHRIST

*who strengthens me.*

PHILIPPIANS 6:12

29B London Road, West Croydon, CR0 2RE

£1,000 Per month





# 29B London

West Croydon, CR0 2RE

£1,000 Per month

Marriott Vernon present to the market this one bedroom first floor apartment, ideally located for transport links and local amenities. Features include a reception room, separate modern kitchen, modern bathroom, gas central heating, double glazing, and neutral decor.

Accommodation comprises entrance hall, leading into the generous reception room with ample space for relaxing, entertaining and dining. The separate kitchen comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit, gas hob with overhead extractor and electric oven below, fridge, washing machine and dishwasher. There is a well sized double bedrooms, plus a modern bathroom.

The property is ideally located within easy reach of West Croydon Train station which offers a direct route to London Bridge and offering other good links into Central London, with numerous regular bus routes. Locally there are ample supermarkets including Marks and spencer food hall and Lidl supermarket.





29  
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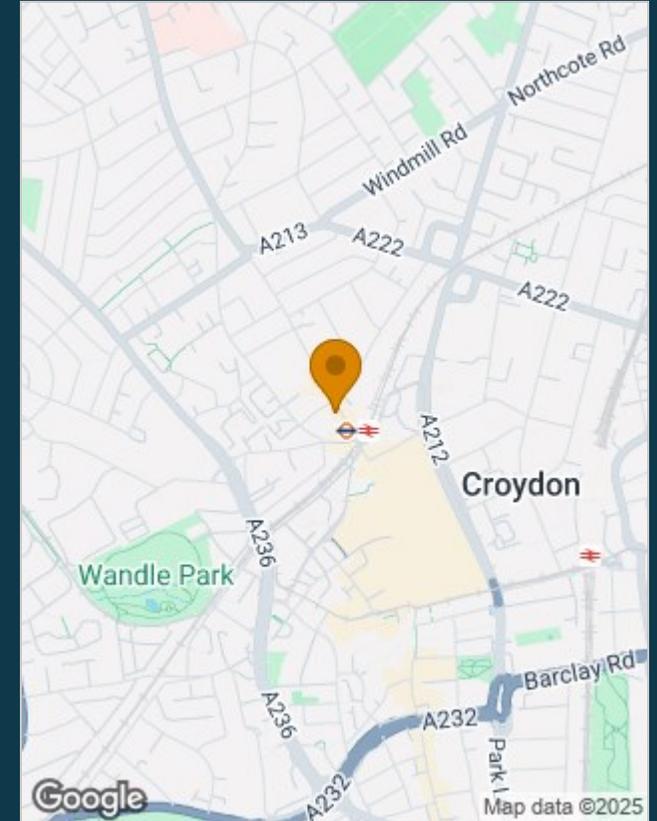
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## Floor Plans



## Location Map



## 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.