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MARRIOTT VERNON

ESTATE AGENTS

Flat 1 Porchester House 69 Croham Road, South Croydon,  
CR9 1JF  
£1,800 Per month



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# Flat 1

## South Croydon, CR2 7HF

Stunning Two Bedroom Ground Floor Apartment  
Exclusive Period Conversion Development  
Beautiful Open Plan Reception/Kitchen  
Private Garden  
Close to Lloyd Park Tram and South Croydon Station

Sought After South Croydon Location  
Contemporary Style and Modern Design  
Modern Bathroom  
Allocated Parking  
Easy Access Schools and Amenities

Marriott Vernon present to the market this beautiful two bedroom ground floor apartment with allocated parking and direct access to private garden, superbly situated in a highly sought after South Croydon location within easy reach of transport links and amenities. The property, set within an attractive period conversion of just seven apartments, offers bright and spacious accommodation with stylish interiors, contemporary design and high quality finish throughout. Flowing open plan living space creates the perfect base for a modern lifestyle in this prime residential road just a short walk from rail and tram connections. Features include an impressive open plan reception/kitchen, modern bathroom, electric heating, double glazing, quality floor coverings and neutral decor.

Accommodation comprises entrance hall with inbuilt storage with inbuilt storage, leading into the open plan reception/kitchen with dual aspect windows and double doors spilling out onto the private garden - ideal for al fresco entertaining! The kitchen area comprises a modern range of matching white fronted wall and base units with work surfaces incorporating inset sink unit, induction hob with overhead extractor and electric oven below, and further space for appliances. There are two well sized bedrooms, with impressive curved feature windows to the principal bedroom, plus a stylish family 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.

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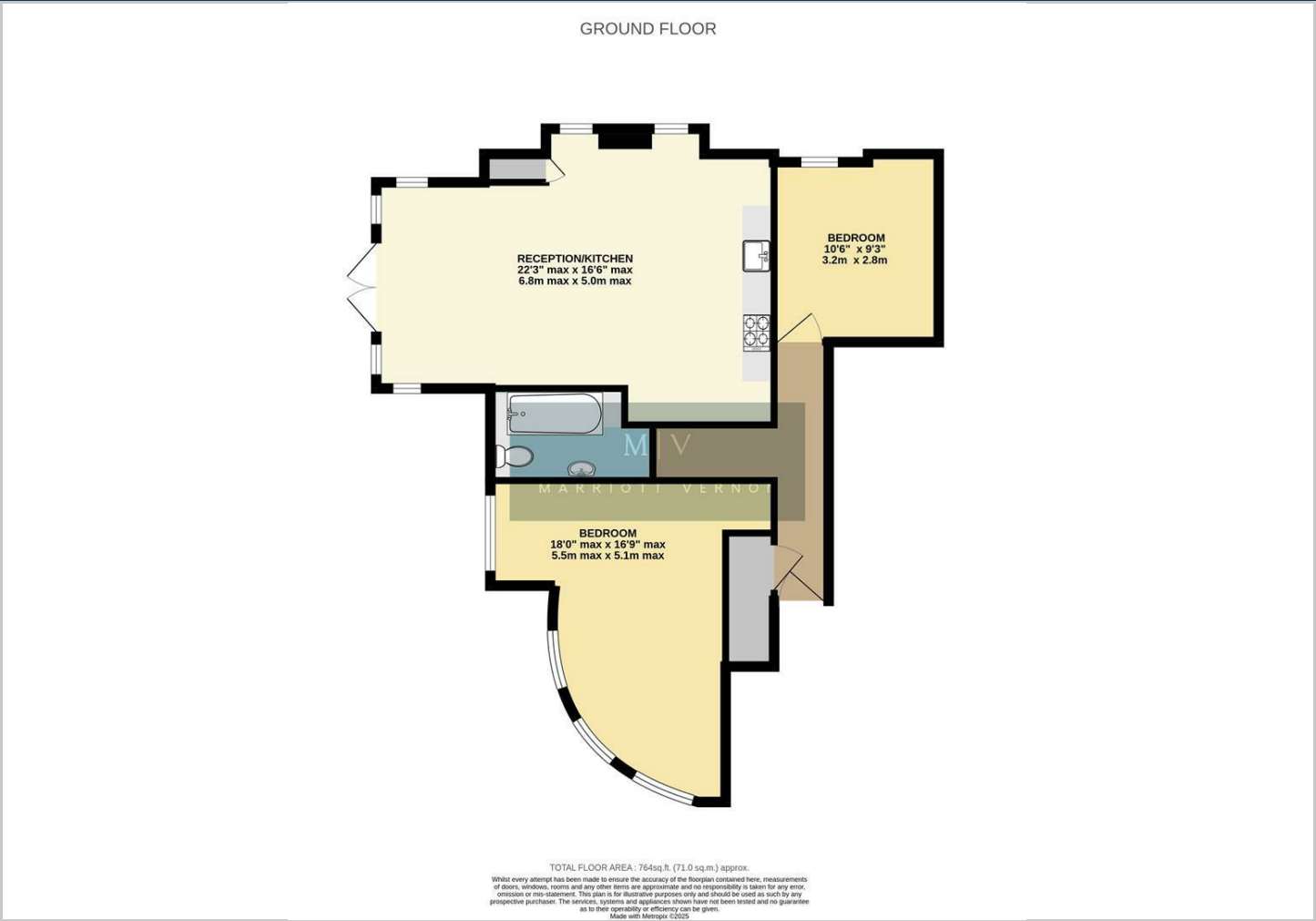








Floor Plans



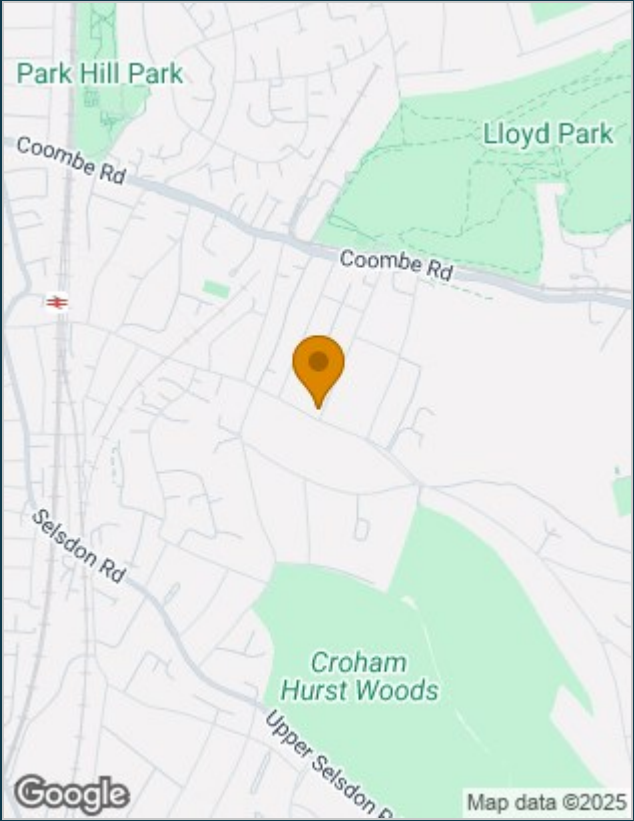
Viewing

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.

Bank House, 111 South End, Croydon, CR0 1BJ  
Tel: 0208 657 7778 Email: [enquiries@marriottvernon.com](mailto:enquiries@marriottvernon.com) [www.marriottvernon.com](http://www.marriottvernon.com)

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	58	58
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	