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MARRIOTT VERNON
ESTATE AGENTS

Flat 3, 19 Birdhurst Road, South Croydon, CR2 7EF

£1,200 Per month



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AVAILABLE 28 JULY

Fantastic South Croydon Location

Bright and Spacious Reception Room

Modern Bathroom

Communal Gardens

Well Presented One Bedroom Top Floor Conversion

Character Appeal and Modern Interiors

Separate Well Equipped Kitchen

Inbuilt Storage

Close to Transport Links, Shops and Amenities

Marriott Vernon present to the market this well presented one bedroom top floor conversion flat in an Edwardian building overlooking communal garden to the rear, ideally situated moments from South Croydon station and just a short distance from East Croydon station. The property offers bright accommodation in excellent order, with character appeal enhanced by modern interiors and neutral decor throughout. Features include an inviting reception room, well equipped kitchen, access to eaves space providing further storage plus bathroom, gas central heating and double glazing.

Accommodation comprises entrance hall with inbuilt storage, leading into the reception room with ample space for relaxing and dining. The separate kitchen comprises a quality range of matching wall and base units with work surfaces incorporating inset sink unit, electric hob and oven, and further space for appliances. There is a well sized bedroom with useful inbuilt storage and access to eaves space, plus a bathroom with white three piece suite.

The property is superbly located within easy access of South Croydon station as well as Tramlink from Lloyd Park, providing convenient links into East Croydon mainline station, Central London and the surrounding area. Regular bus routes also service nearby Croydon town centre with its array of shops and amenities, as well as leisure facilities including a cinema complex. South Croydon's 'Restaurant Quarter' is within easy reach for a diverse selection of bars and restaurants. Easy access to green spaces, including Lloyd Park, Addington Hills and the North Downs

Viewings are highly recommended.



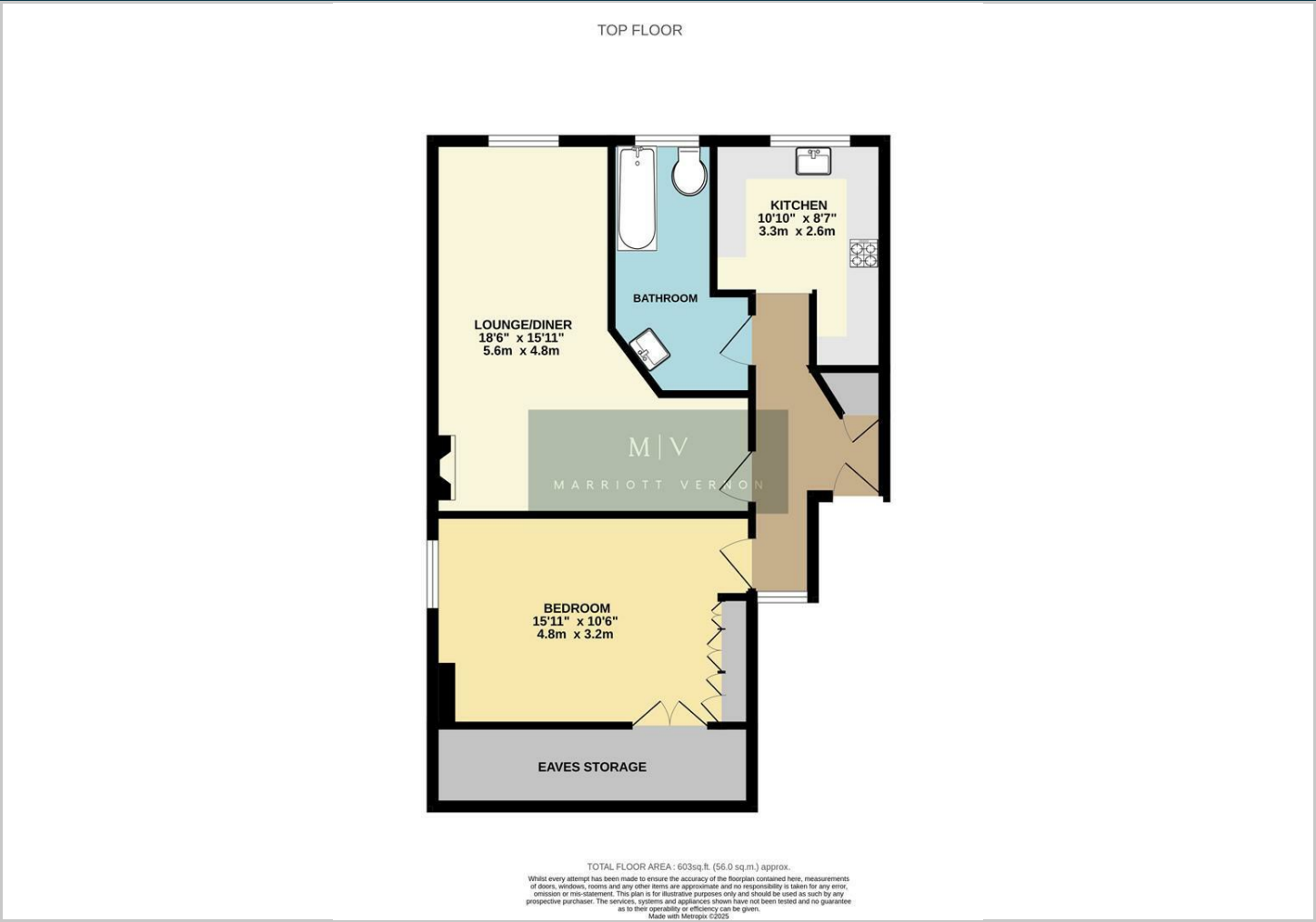




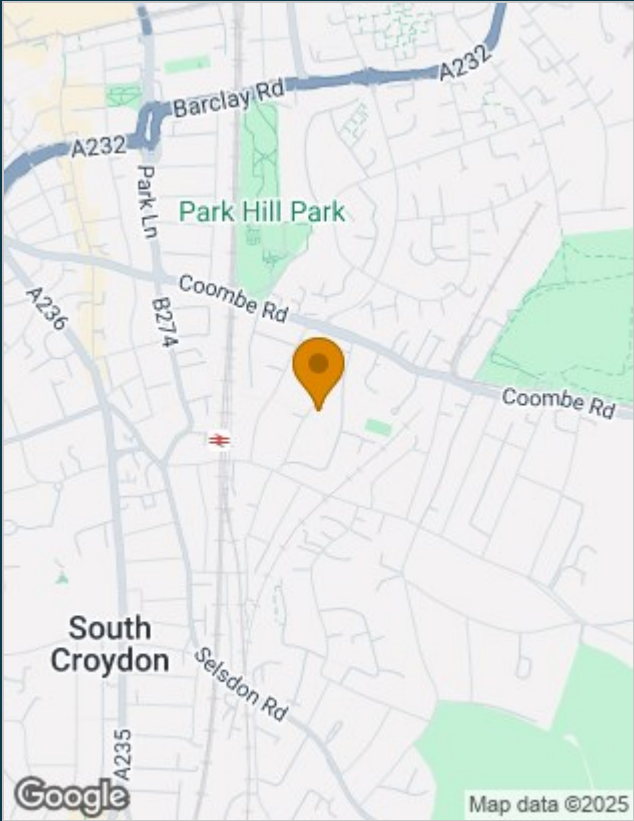
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Floor Plans



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.

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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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 76 | 79 |
| | EU Directive 2002/91/EC | |