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MARRIOTT VERNON  
ESTATE AGENTS



29 Leslie Park Road, Croydon, CR0 6TN

£1,200 Per month





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# 29 Leslie Park

Croydon, CR0 6TN

Well Presented One Bedroom Ground Floor Flat  
Modern Interiors and Neutral Finish

Stylish Bathroom

Double Glazing

Short Walk to East Croydon Station/Tramlink

Ideal East Croydon Location  
Bright and Spacious Open Plan  
Reception/Kitchen

Gas Central Heating

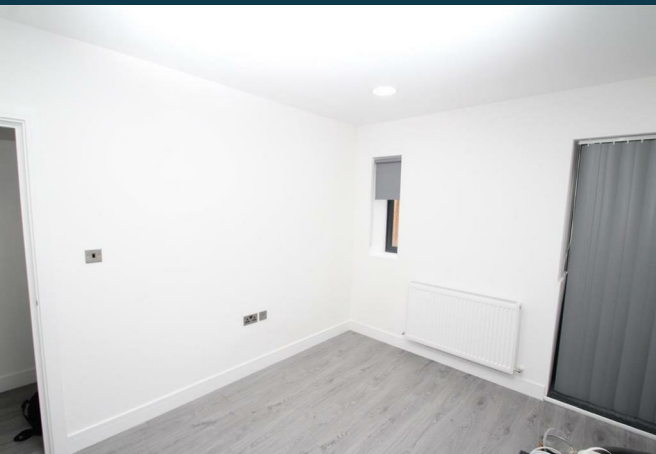
Inbuilt Storage

Moments from Shops and Amenities

Marriott Vernon present this well presented one double bedroom ground floor maisonette, ideally situated just a short walk from East Croydon station and local amenities. The property offers bright, well planned accommodation with modern interiors - ideal for a modern lifestyle in this fantastic East Croydon location. Featuring a generous open plan reception/modern fitted kitchen, bathroom with white suite, useful inbuilt storage, gas central heating, double glazing, courtyard area to rear and front garden.

Accommodation comprises a spacious, open plan reception/kitchen with ample space for both relaxing and dining, with kitchen area comprising a modern range of matching white fronted wall and base units with work surfaces incorporating inset sink unit, gas hob with overhead extractor and electric oven below, and further space for appliances. There is a generous double bedroom, plus a stylish bathroom with white three piece suite.

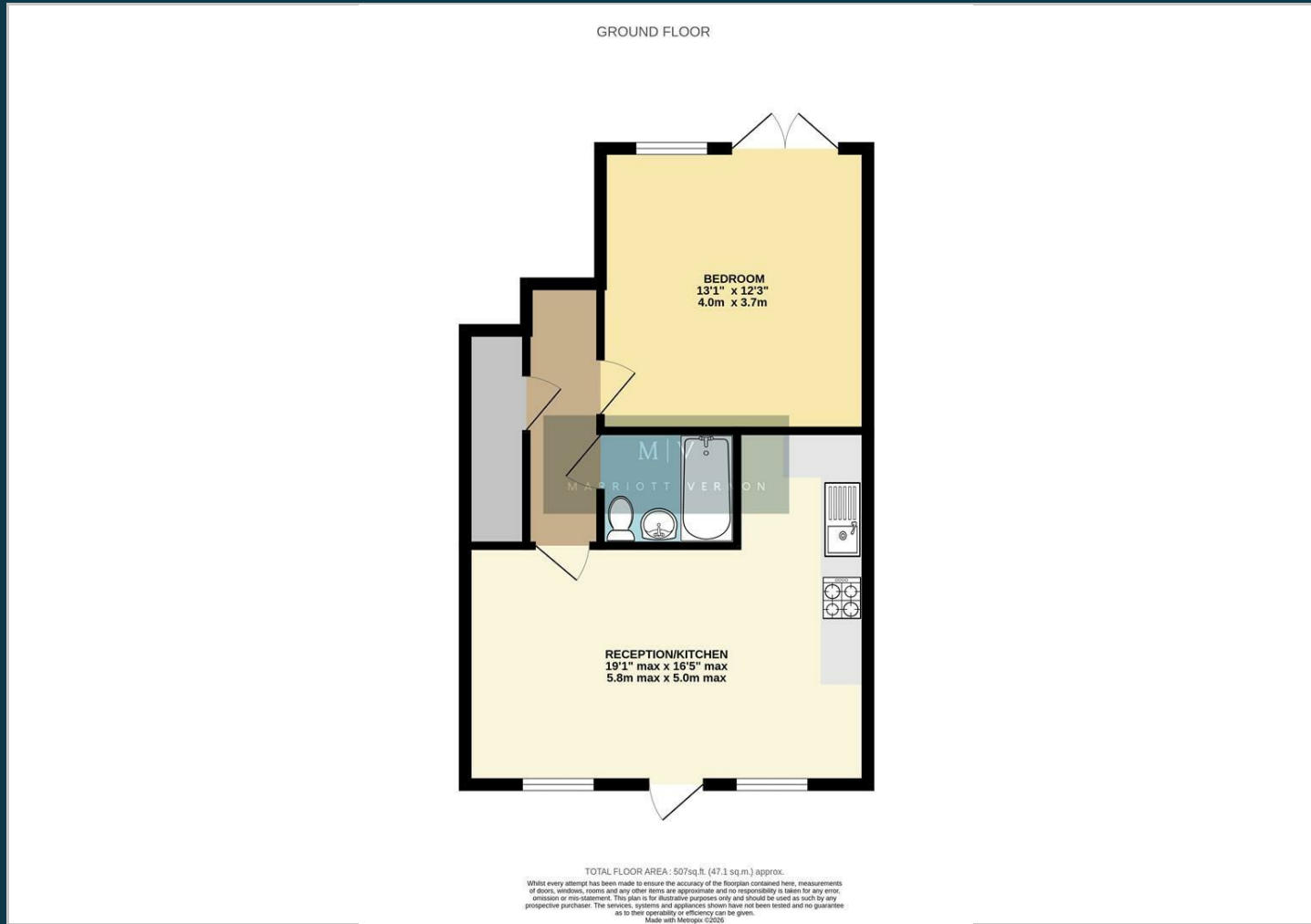
The property is superbly located within just a short walk of East Croydon station with superb connections into Central London as well as to Gatwick and the South Coast. The Tramlink service also offers excellent links to Wimbledon and Beckenham. There are an array of local shops, bus routes and amenities nearby, and Croydon town centre is just a short distance away offering a larger selection of branded shopping, bars, restaurants and leisure facilities.



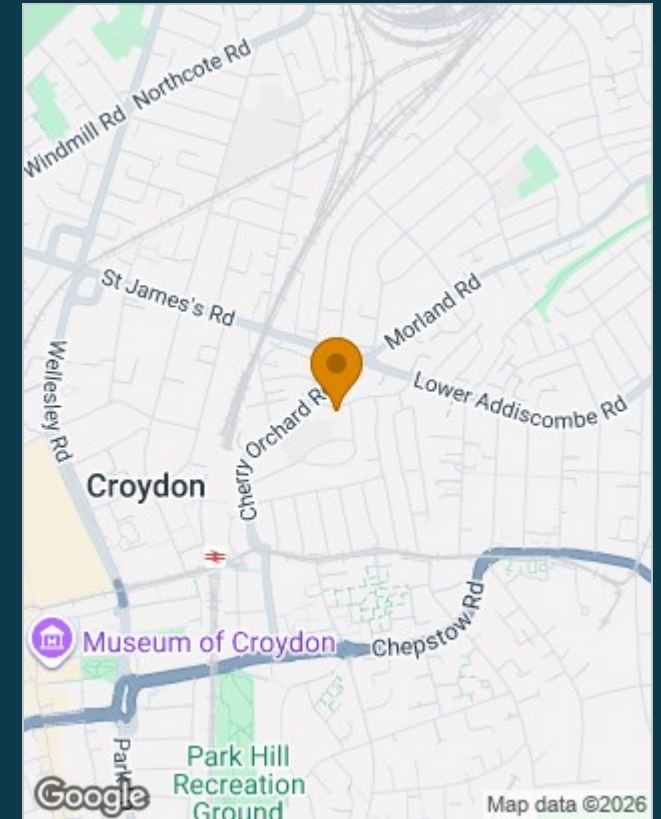




## Floor Plans



## 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	86	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.