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ESTATE AGENTS

Flat 92 Altitude Apartments 9 Altyre Road, Croydon, CR0 5BP

£1,850 Per month





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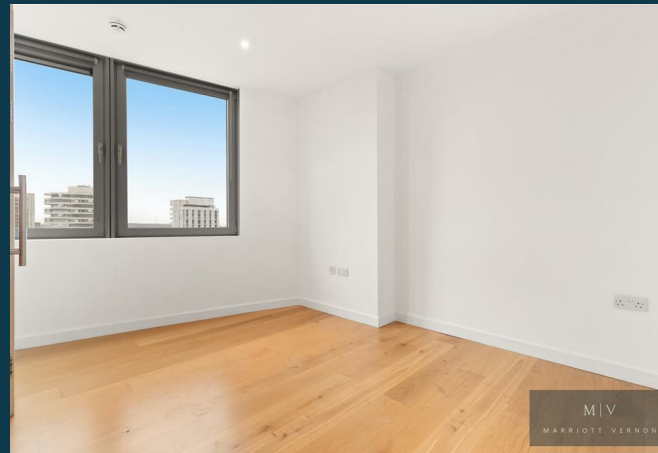
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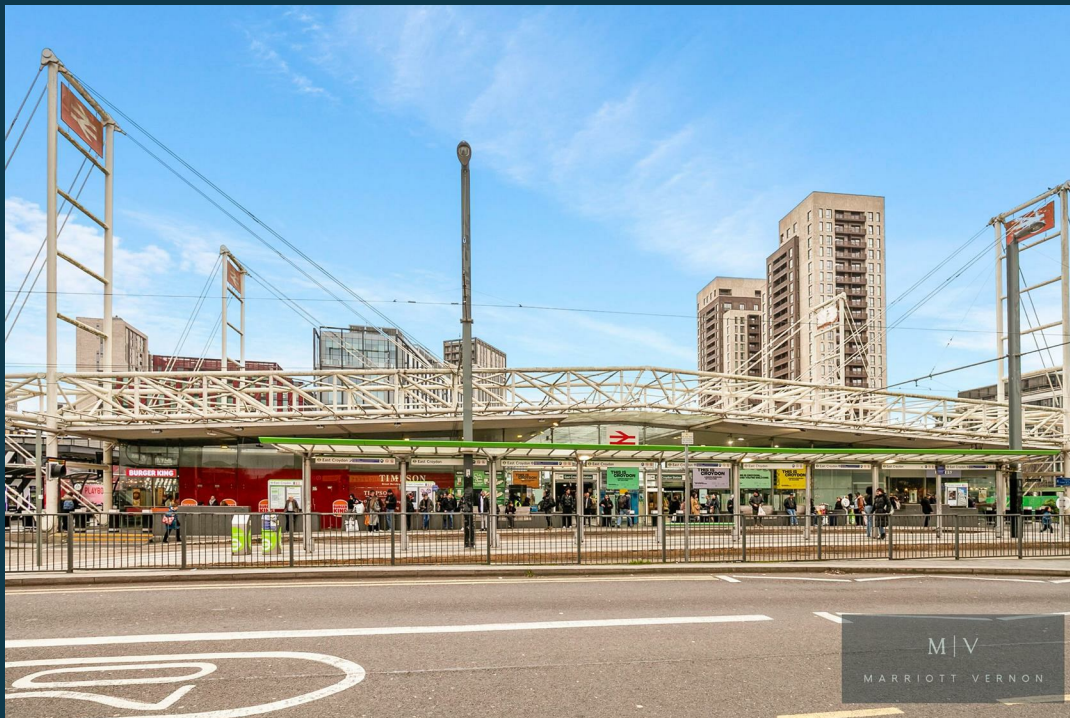
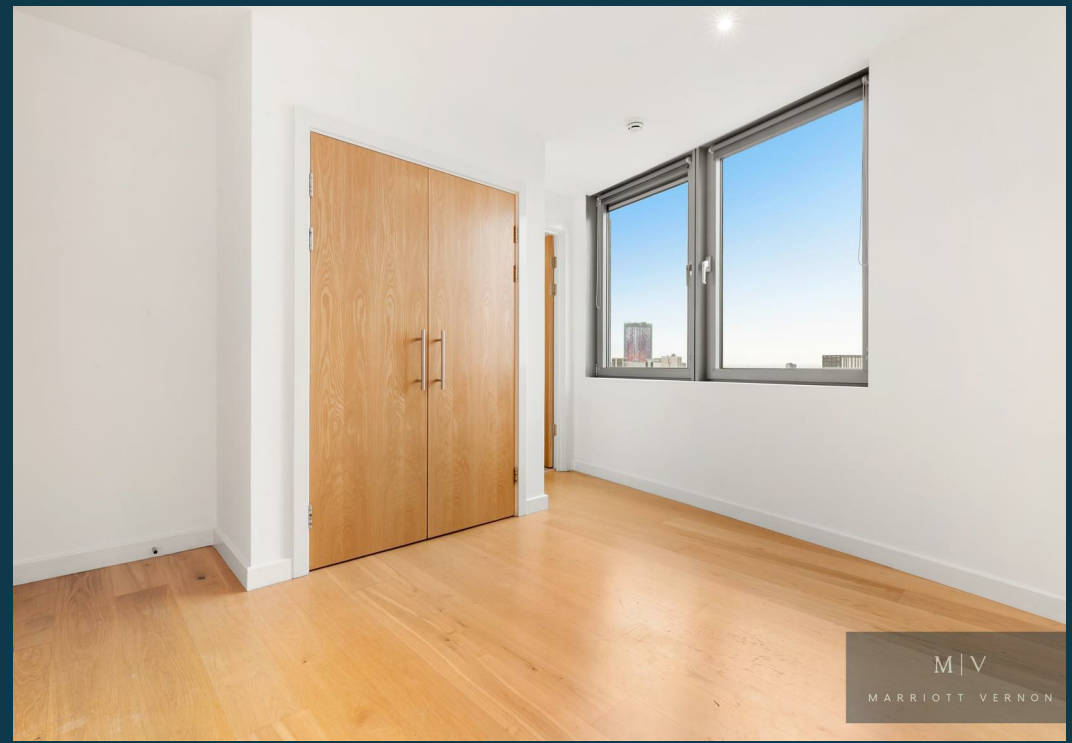
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Marriott Vernon present to the market this fantastic two double bedroom, two bathroom apartment with private balcony boasting far-reaching views, set within the prestigious Altitude 25 development, moments from East Croydon station and just a short walk from town centre amenities. The property offers bright and spacious accommodation with stylish interiors and high quality finish throughout - the perfect blend of comfort and convenience in an iconic central location. Features include a generous open plan reception/kitchen, modern bathroom and principal en-suite, underfloor heating, quality floor coverings, double glazing and secure entry. The development further benefits from lift access and concierge services and potential for allocated parking available by separate arrangement.

Accommodation comprises entrance hall with inbuilt storage, leading into the open plan reception/kitchen with direct access onto the enclosed private balcony and ample space for both relaxing and dining. The kitchen area comprises a modern range of quality wall and base units with work surfaces incorporating inset sink unit, induction hob, electric oven and full compliment of integrated appliances. There are two well sized double bedrooms, with en-suite shower to the principal bedroom, plus a stylish bathroom with modern suite and elegant tiling.

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. Croydon town centre is just a short distance away offering a larger selection of branded shopping, bars, restaurants and leisure facilities, with the famous Box Park development moments away near the station.



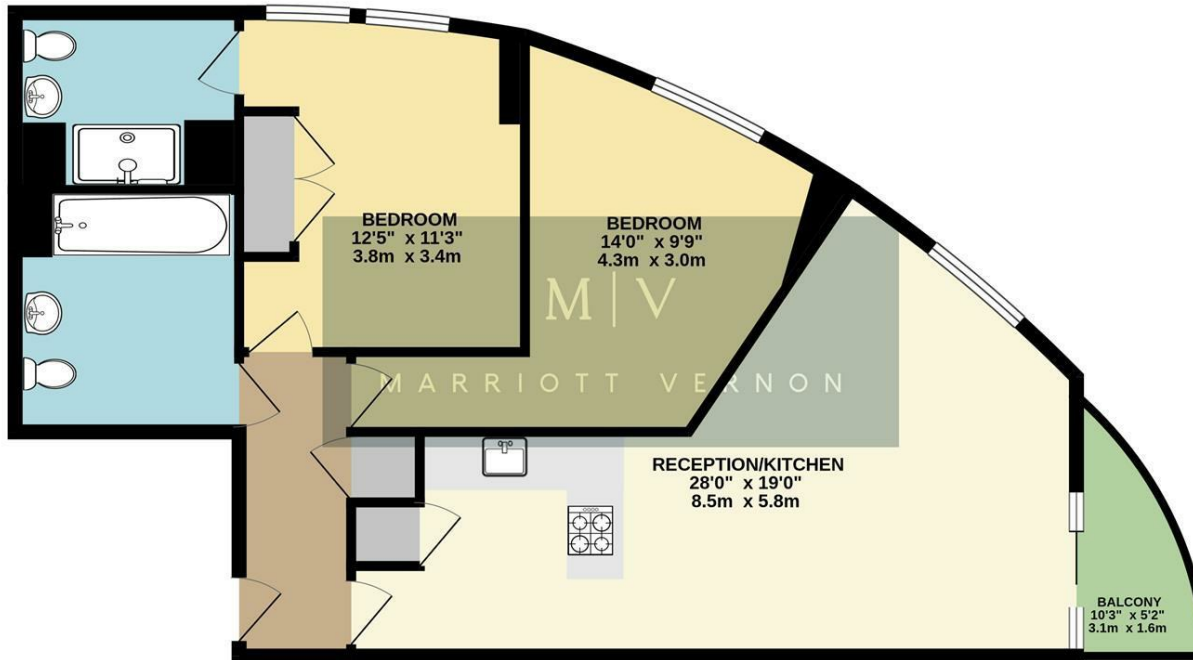




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Floor Plans

SIXTEENTH FLOOR

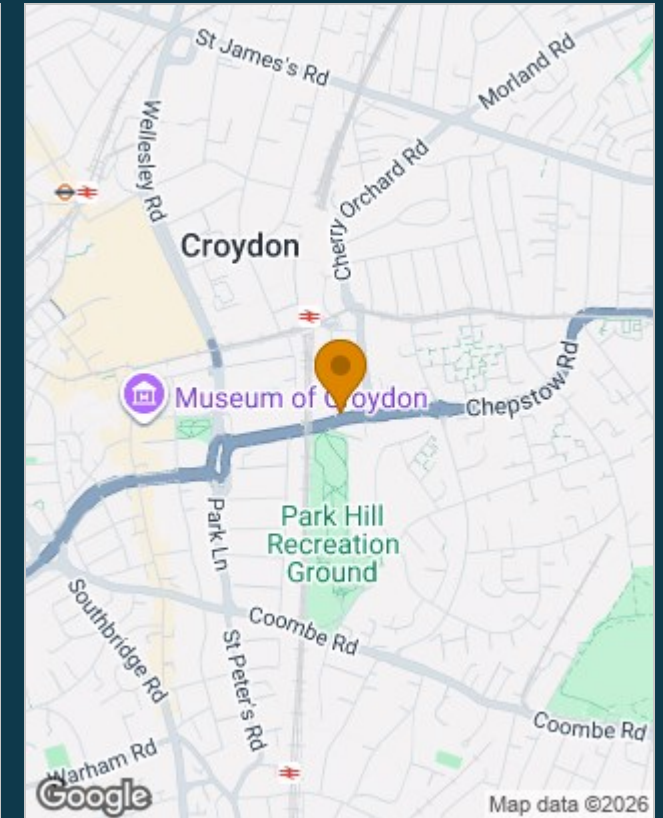


TOTAL FLOOR AREA: 813sq.ft. (75.5 sq.m.) approx.

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



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	82	83
(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	