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MARRIOTT VERNON
ESTATE AGENTS



Flat 5 Chalkhurst Court 32 Lismore Road, South Croydon, CR2 7QA

Guide price £300,000



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Guide Price £300,000-£325,000

Marriott Vernon present to the market this beautifully presented one double bedroom first floor apartment with two private balconies, allocated parking and share of the freehold, ideally located in a sought after modern development close to transport links and amenities. The property has been superbly designed and appointed, offering bright and spacious well planned accommodation with stylish interiors and quality finish throughout. Features include a large open plan reception/kitchen, bonus adjoining study area, luxury shower room, heat pump air source heating, triple glazing, share of freehold, communal gardens and existing new build warranty. The property further benefits from storage area in the basement and access to attractive communal gardens.

Accommodation comprises entrance hall leading into the open plan reception/kitchen with sliding door onto the balcony, ample space for both relaxing and dining, and access through to the adjacent study providing versatile additional space. The kitchen area comprises a quality range of matching wall and base units with stone work surfaces incorporating inset sink unit and range of 'Bosch' appliances. There is a well sized bedroom with inbuilt wardrobes and access to a second balcony, plus a stylish bathroom with modern suite and elegant tiling.

The property is located in a tree-lined residential location close to South Croydon and Sanderstead stations, providing convenient links into East Croydon mainline station, Central London and the surrounding area. Regular bus routes provide connections into 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 close-by for a diverse selection of bars and restaurants, with nearby Croham Hurst Woods just moments away for woodland walks and recreation.

Viewings are highly recommended.





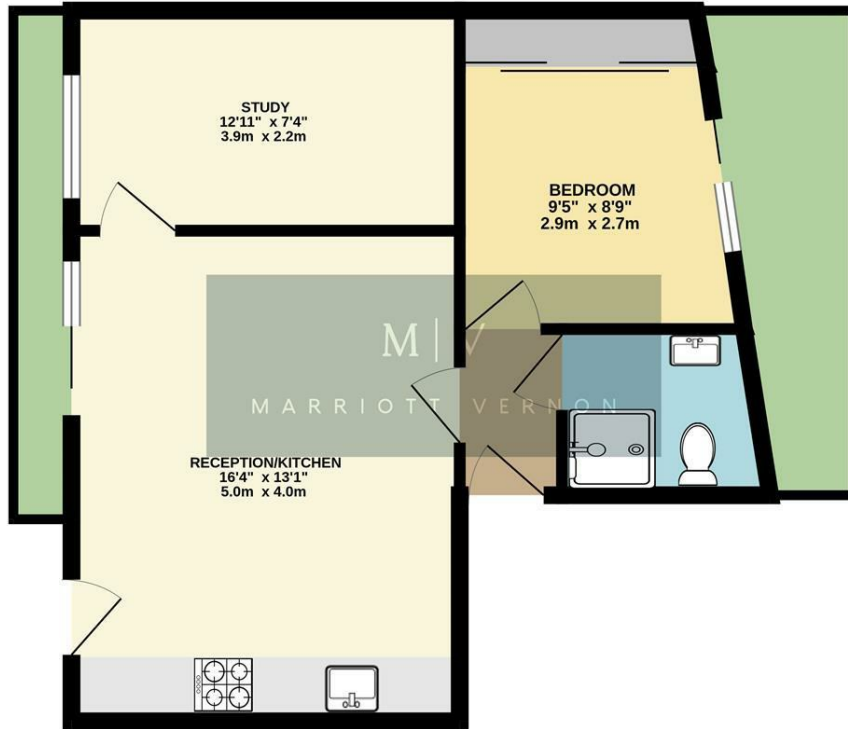


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Floor Plans

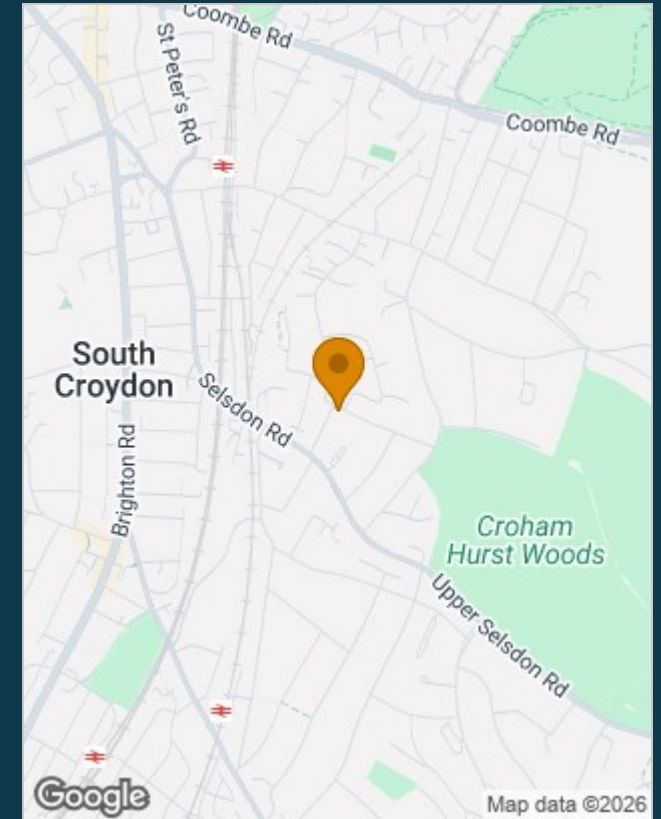
FIRST FLOOR



TOTAL FLOOR AREA: 495sq. ft. (46.0 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(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	

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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