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MARRIOTT VERNON

ESTATE AGENTS



46 Campden Road, South Croydon, CR2 7EN

Offers in excess of £300,000



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FOR SALE  
0203 847 7778



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# 46 Campden Road South Croydon, CR2 7EN

Offers in excess of £300,000

Marriott Vernon present to the market this beautifully presented two bedroom second (top) floor flat with share of the freehold, residents' parking and communal gardens, ideally located in a desirable residential South Croydon location, within easy reach of the beautiful Lloyd Park and Tramlink serving East Croydon Station. Neutrally decorated throughout, the property provides bright, well planned accommodation with stylish interiors - the perfect blend of comfort and convenience, ideal for homeowner or investor alike. Further features include a generous open plan reception/kitchen, two bath/shower rooms (one en-suite), gas central heating with new boiler in 2025, double glazing, secure entry phone system, residents' parking and access to well maintained communal gardens.

Accommodation comprises entrance hall with inbuilt storage, leading into the open plan reception/kitchen, with ample space for relaxing, entertaining and dining. The kitchen area comprises a brand new range of matching wall and base units with work surfaces incorporating inset sink unit, induction hob with overhead extractor, dishwasher, electric oven below and further space for appliances. There are two double bedrooms, with en-suite to the master, plus a stylish family bathroom with modern suite.

The property is located within easy access of Tramlink from Lloyd Park, bus routes as well as South Croydon station, offering fast and frequent links into East Croydon mainline station and Central London. Croydon town centre is also close-by, with its array of shops and amenities, as well as leisure facilities including a cinema complex, as well as a number of bars and restaurants in South Croydon's 'Restaurant Quarter'.

Viewings are highly recommended.





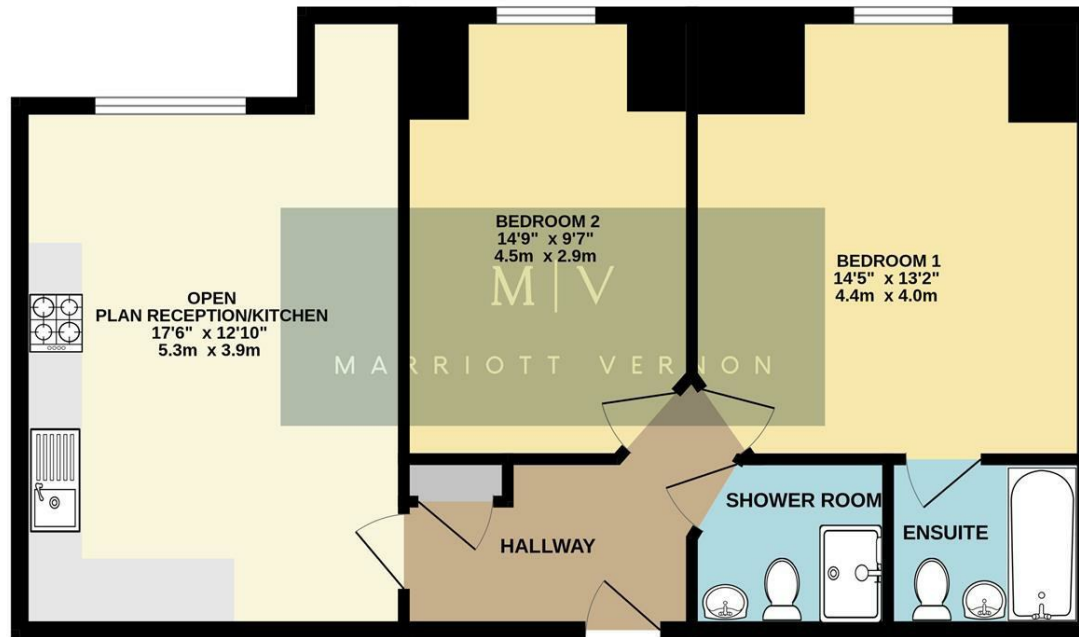


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## Floor Plans

### TOP FLOOR

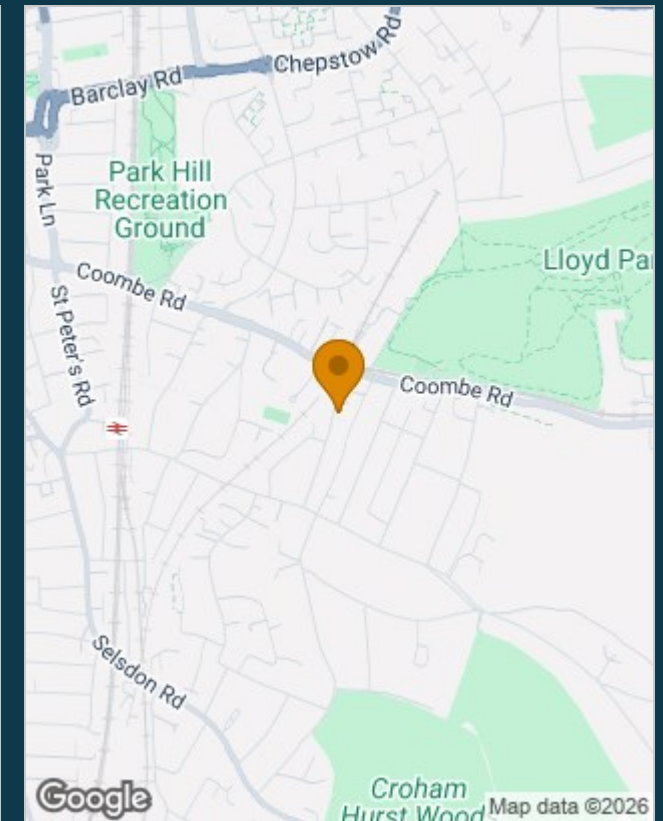


TOTAL FLOOR AREA: 741 sq.ft. (68.8 sq.m.) approx.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	79
(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	

## 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.