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MARRIOTT VERNON  
ESTATE AGENTS



181 Woodpecker Mount, Croydon, CR0 9JD

£1,200 Per month





£1,200 Per month

181

Croydon, CR0 9JD

Well Presented One Bedroom Purpose  
Built Flat

Modern Interiors and Neutral Finish

Well Equipped Kitchen

Garage and Parking

Close to Transport Links

Popular Forestdale Location

Light and Spacious Reception Room

Modern Bathroom

Inbuilt Storage

Easy Access Shops and Amenities

Marriott Vernon present to the market this well presented one bedroom flat with private garage and parking permit, superbly situated in the sought after Forestdale development, close to transport links and amenities. The property provides bright and spacious, well planned accommodation with modern interiors and neutral decor throughout. Features include a generous reception room, well equipped kitchen, modern 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. A doorway leads through to the separate kitchen, comprising a range of matching wall and base units with work surfaces incorporating inset sink unit, gas hob with overhead extractor and electric oven, and further space for appliances. There is a spacious double bedroom with inbuilt storage, and a bathroom with modern suite.

The Forestdale development is conveniently located close to local amenities and regular bus routes. Tramlink at nearby Gravel Hill provides useful connections to East Croydon station and Croydon town centre, whilst Selsdon High Street is just a short distance away offering an array of shops, cafes, restaurants and amenities. The area is also well served by wonderful open spaces including the nearby Bird Sanctuary.

Viewings are highly recommended.

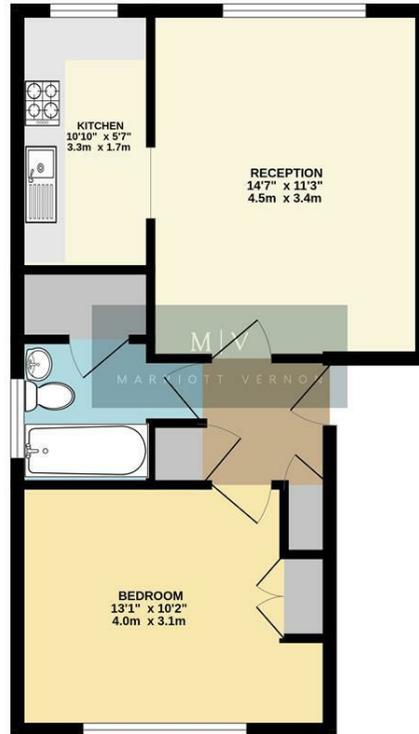






## Floor Plans

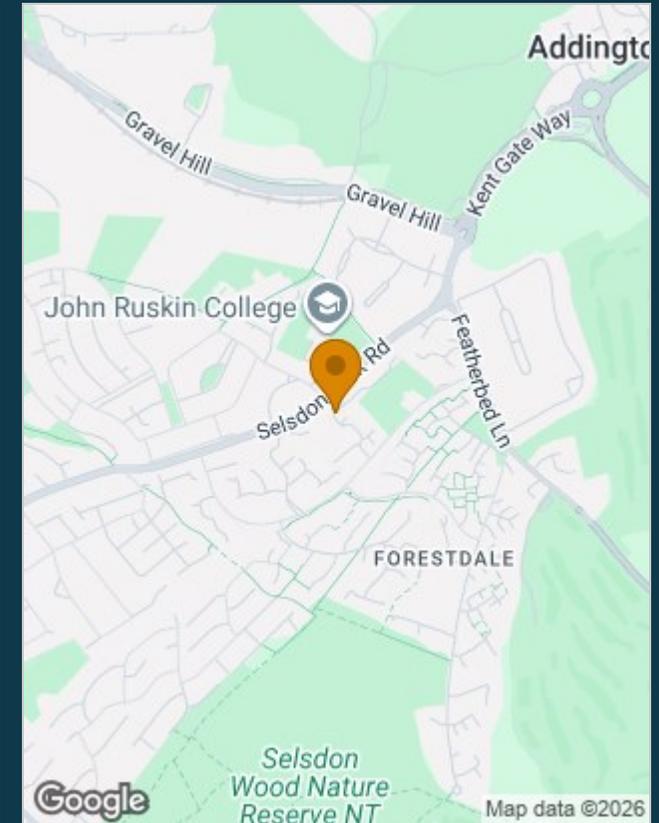
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA: 473 sq.ft. (43.9 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>		
(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.