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MARRIOTT VERNON  
ESTATE AGENTS

6 Greenside Road, Croydon, CR0 3PL

£1,800 Per month



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# 6 Greenside

Croydon, CR0 3PL

Well Presented Three Bedroom Ground Floor Flat

Modern Interiors Throughout

Separate Well Equipped Kitchen

Direct Access to Private Patio

Easy Access West and East Croydon Stations

Popular Residential Location

Bright and Spacious Reception Room

Two Bath/Shower Rooms (One En-Suite)

Close to Croydon University Hospital

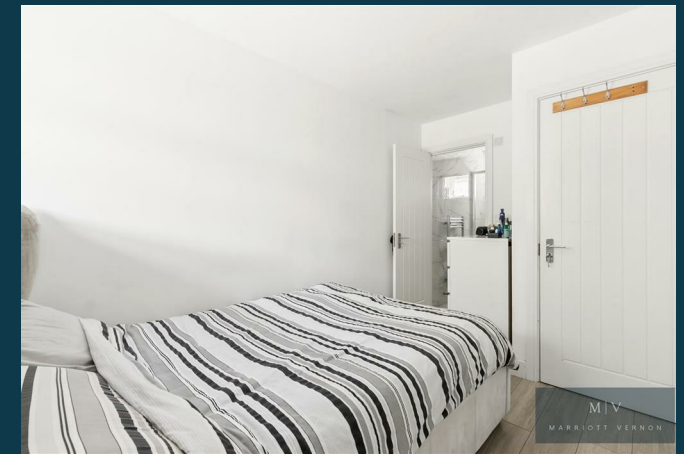
Short Distance to Town Centre Amenities

Marriott Vernon present to the market this well presented ground floor three bedroom flat with direct access to a patio garden, ideally situated close to Croydon University Hospital, transport links and amenities. The property offers bright, well planned accommodation with modern interiors throughout, including a generous reception room, separate well equipped kitchen, family bathroom and en-suite shower. Features include gas central heating and double glazing.

Accommodation comprises entrance hall with inbuilt storage, leading into the bright and spacious reception room with front aspect bay and space for relaxing and entertaining. The separate kitchen, with door onto the private patio, comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit, hob with overhead extractor and electric oven below, and further space for appliances. There are three well sized bedrooms - one en-suite - plus a family bathroom with white three piece suite.

Greenside Road is conveniently situated in close proximity of Croydon University Hospital whilst West Croydon Station is also within easy reach with overground services. Croydon town centre offers a plethora of shops, bars and restaurants, including the popular Box Park development, as well as East Croydon mainline station and Tramlink services.

Viewings are highly recommended.







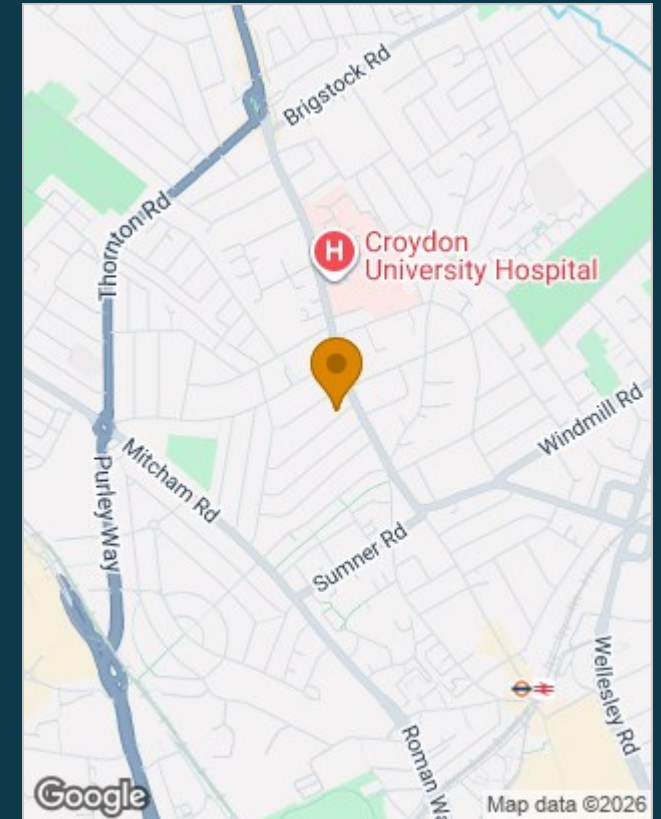
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## Floor Plans



## 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>	75	75
(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.