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MARRIOTT VERNON  
ESTATE AGENTS



39 Ludford Close, Croydon, CR0 4BY

£180,000



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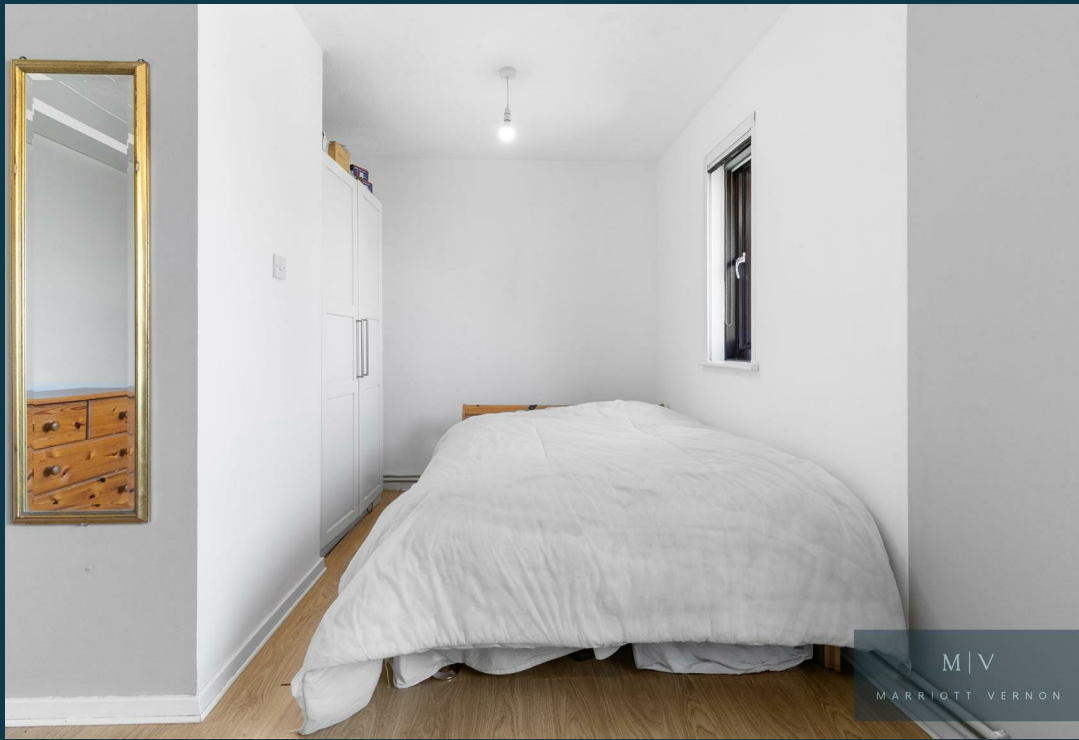
Marriott Vernon present this well presented second (top) floor studio flat, set within a popular modern gated development, with allocated parking, communal gardens and extended lease of 173 years. The property offers bright, well planned accommodation with modern interiors and neutral finish throughout - ideal for first time or rental purchase. Features include a generous studio room, separate well equipped kitchen, modern bathroom, gas central heating and double glazing.

Accommodation comprises entrance hall with useful inbuilt storage, leading into the studio room with ample space for relaxing and dining. The separate kitchen comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit, inbuilt hob and further space for appliances. A modern bathroom with white suite completes the accommodation.

The property is conveniently located within a short distance of Waddon station as well as regular bus routes providing useful links into Central Croydon. Croydon itself is within easy access offering a huge array of shops, bars, restaurants and amenities, as well as mainline stations at East and West Croydon and Tramlink connections to Beckenham and Wimbledon. Purley Way is also close-by for branded shopping, supermarkets, cinema complex and leisure facilities.

Viewings are highly recommended.





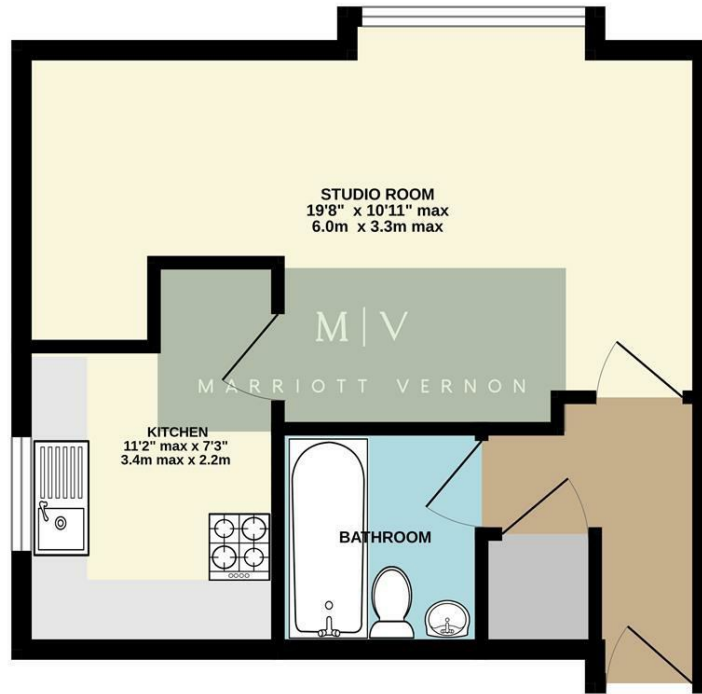


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## Floor Plans

### SECOND FLOOR

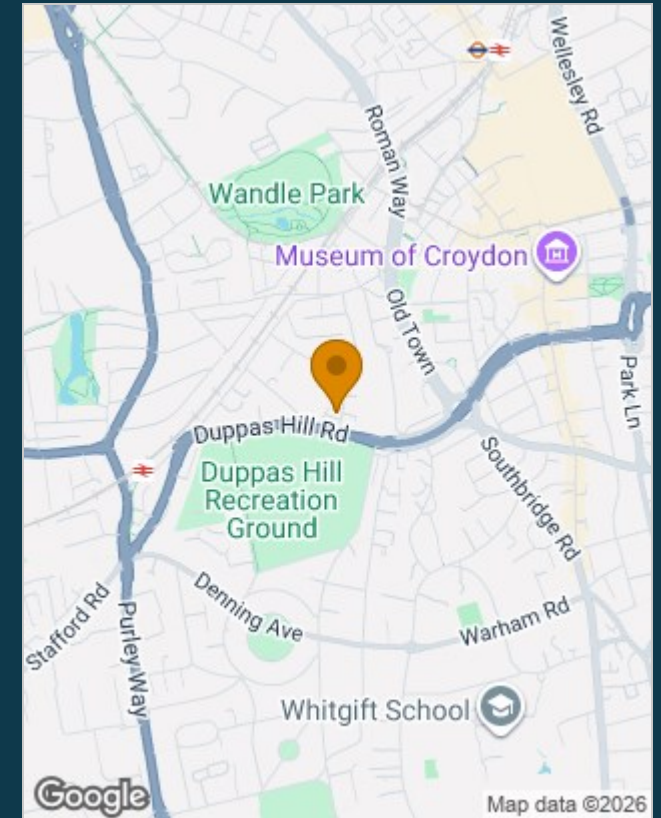


TOTAL FLOOR AREA: 351 sq. ft. (32.6 sq.m.) approx.

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>	75	76
(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.